

**NU HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**June 29, 2008**

**Owners in Attendance:**

Arnie & Sandra Heller (1401), Gary & Renee Roberts (1405 & 1404), Mike Mally (1407), Sue Emmons (1413), Louise Page (1419), Julie Daehn (1422).

**OWNERS PRESENT BY PROXY:**

Robert Wilkins (1406), Jasen & Nancy Beste (1414 & 1415), Suzanne Pass (1424).

**OTHERS PRESENT:**

Alan Loew, Business Mgr, Pro-Temp Solutions.  
Mark Johnson, Business Mgr, Beaver Management Group

**CALL TO ORDER:**

President, Julie Daehn, called the meeting to order at 10:00 a.m.

**ROLL CALL:**

Roll call was taken and with the owners present and by proxy a quorum was met.

**APPROVAL OF ANNUAL MINUTES:**

A motion was made to accept the 2007 Annual Meeting Minutes as written. It was seconded and passed.

**ELECTION OF BOARD OF DIRECTORS:**

Dave Mally's position on the board is up this year. A nomination was made and seconded to elect Gary Roberts to the Board. Gary was appointed to a 3-year term on the Board of Directors.

**FINANCIAL REPORT:**

- The building is on-track for funding all projects in 2008. The assessment was paid by all owners on time which greatly aided scheduling contractors.
- The budget and reserves plan for 2008-09 was unchanged from 2006-07.
- Monthly owner HOA dues will not be changed.
- There was a budget surplus that was voted on and approved to be retained into reserves.

**MAINTENANCE REPORT:**

Topics

- Window replacement was completed and all agreed that it dramatically improves the look of the building as well as making it quieter and warmer.
- Projects are on track for painting, carpet replacement, and storm door installation.
- A contractor has not been lined up for roofline work, Mally's volunteered to do some leg work to find options.
- Mark Johnson of Beaver Management Group was introduced as the new manager of business and maintenance services for the building. Mark described his services and made recommendations about setting up maintenance schedules for services at the building. Primarily for summer we have mowing and deck cleaning. Primarily for winter we have snow removal and boiler checks. Annual items are fire extinguisher checks as well as prepping the building for seasonal changes.

**NEW BUSINESS:**

Topics

- Based on the reserves budget, the discussion around next projects centered on porch roof replacement or front door replacement. It was voted on which project should take precedence, and decided that the front doors should be replaced before the porch roof's are replaced. The front door replacement will be added to the reserves planning budget.

**SCHEDULING OF ANNUAL MEETING:**

It was agreed to try to schedule next year's meeting to coincide with HCH CIRA Owner's Meeting. Typically this meeting is on a Saturday morning in June.

**ADJOURNMENT:**

Being no further business, the meeting was adjourned at 12:00 p.m.

The Board has determined the following positions for the Board members: Julie Daehn, President, Ralph Ballard, Vice President and Gary Roberts, Secretary.

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Minutes are not formally approved until voted on at the next annual meeting.