

**Plainsman Condo Association
Minutes- Annual Meeting
January 27, 2018
1:16pm**

The annual meeting of the Plainsman Condo Association was held at 3814 Plainsman Lane in Bryan, Brazos County, Texas. The following members were in attendance:

Sandy Boriski
Kristen Harrell
Sandie Light and Mary Frances McHam
Harshal Dekate
Elizabeth Elvin
Terry and Brenda Rowan
Ben and Charlotte Medina
JoAnn Johnson
Jeremy Beckmann and Erin Bostic

The quorum of seven homeowners was met with nine in attendance.

The first matter of business was roll call.

The next matter of business was proof of notice of the waiver and that it was mailed/e-mailed out and received by everyone at least 30 days prior to the meeting.

Our next order of business was the Election of Directors for 2018. As Sandie Light will be moving soon the position of Vice President was the left vacant. JoAnn Johnson generously offered to take her place. The motion was then made to accept the new slate. First by Charlotte Medina and was seconded by Sandie Light. The motion for a new Bosrd of Directors passed and stands as follows:

President: Erin Bostic

Vice President: JoAnn Johnson
Secretary/Treasurer: Sandy Boriski

The next information was the reading of the minutes from our 2017 annual meeting. They are listed below:

- Insurance
- Budget
- Rotary Flags, done on our own now
- United Roofing, new roof to be expected/necessary soon
- Concrete Repairs-done for now
- Management Company taking over
- Pest control changes possible
- HOA dues increase could come soon

The reading of the minutes was accepted with a first motion made by Sandy Boriski and the second motion made by JoAnn Johnson

This is the stage of our meeting where the NEW BUSINESS portion would come into play and since some important matters were discussed and voted on they need to be shared now rather than at our next meeting.

- 1) Just a reminder that pest control will be here in February, however they will now only be treating the exterior of the property NOT inside each unit. That is now each individual homeowners responsibility. You as a homeowner can decide if/when and who you would like to use as your provider. Just as a reference, Jason with ABC who currently treats our property has agreed to treat our interiors for \$40 per quarter and place two bait boxes around your unit if you continue to use him as your provider. If this is your choice you need to contact him at 979-255-2026, give him your name and let him know you live in the Plainsman Condos. He will need your billing address. MAKE NOTE: This interior treatment bill is yours to pay NOT the condos.
- 2) The second, final and really most important piece of information

that we as an association went over was our budget. With it now broken down very plainly we were all able to see and understand just how much money we don't have. After all the HOA dues come in and then the bills go out we all got a wake up call on just how much there wasn't left. Nothing for repairs of any kind much less an emergency should anything happen. After we all talked a while about the fact that a dues increase was inevitable and would probably be necessary sooner than later an agreement was made. We should raise the debate now and not call a special meeting in a few months. As a group we unanimously agreed on a new monthly HOA dues rate of \$180.00. This new amount will go into effect March 1, 2018. The first motion to accept was made by JoAnn Johnson and seconded by Erin Bostic

The annual meeting for 2018 the came to a close at 1:54pm with a motion made by JoAnn Johnson and seconded by Sandie Light.