

CASITAS MONTANA CONDOMINIUM ASSOCIATION ANNUAL MEETING MINUTES

April 29, 2010

Meeting was called to order at 6:05 p.m. at the pool located within the Casitas Montana complex.

Owners Present: Bill Jugenheimer, Jamie Patterson. Janeen Hale and Monica Foster. Dustin Snow with Snow Property Services was present as well and presented the information for the meeting. With only 10% of the owners required in person a quorum was met per section 2.4 of the Association By-Laws.

2009 Budget Review: Expenses for the year 2009 were reviewed. The HOA has been hit with several units in foreclosures and has struggled to pay bills. Currently the vendors who are owed money are:

Snow Property Services
Desert Sparkle Pools
ARR Landscaping

All are willing to work with the HOA.

Open Forum: Discussions about the following items were brought up:

- Overall cost saving methods were discussed such as:
 - Water Submetering – further investigation by Jamie and Bill will be done and they will report back at future meetings.
 - INS and pool service out to bid – Dustin and Bill will look at options
 - Going after past owners who owe money to the HOA – Bill and Dustin's office will look at tracking these owners down as well as current owners who are delinquent
 - Flood INS – this was discussed in detail and the option of discontinuing payments from the HOA we addressed. There are some concerns about this. Janeen will give Bill all of the information that she researched a few years ago. This will be addressed again at future meeting
 - A Rental Registration Fee was discussed. A charge of \$300.00 to register as a rental was discussed and approved by all present. Dustin will e-mail a sample form to get this started.
 - An increase of \$20.00 per month was voted on and approved by all present along with a flat 10% late fee every 30 days.

Election of officers:

2010 Board of Directors:

Janeen Hale

Jamie Patterson

Monica Foster

Bill Jugenheimer

There being no further business to conduct at this time, the meeting was adjourned at 7:13 p.m.

Respectfully submitted by:

Dustin Snow

Community Association Manager for Casitas Montana Condominium Association