

575 Valley Street Warehouse Condominium, Inc  
Annual Meeting  
October 30, 2014

Jared Reid called the meeting to order at 10:02pm. Quorum was established. Board members present were Jared Reid, President/Secretary and Jeff Thornton, Treasurer. Also present Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

**Meeting Minutes** – Randy Anderson motioned; Jeff Thornton seconded; to accept the minutes from the 2013 annual meeting; motion passed.

**President Report**

- ◆ The HOA website is up and running; 575 valleystreet.com.
- ◆ All required Policies are on the website.
- ◆ The weeds, tree suckers and old T-posts were all removed from the common area.
- ◆ Trash service was changed from Waste Mgt to Springs Waste with a savings of \$80.00 per month.
- ◆ New security cameras were added.
- ◆ The asphalt area was crack filled, seal coated, and re striped.
- ◆ All the outside lights, front and back, were replaced.

**Financial Report** – Jared gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ The cost of the electric for the new lights has been running at \$71.00 per month.
- ◆ Dues will be raised \$7.00 per month to cover the cost of the electricity.

Vote was made to ratify budget. Budget was approved.

**Public Comments** - Issues discussed were:

- ◆ The retaining wall in the back is moving and at some point will have to be repaired or replaced. The guess estimate on replacing the wall is \$7500.00.
- ◆ Jeff gave out the address for the cameras and the codes needed to view the cameras.

The meeting was adjourned at 10:27 am.  
Kristie McKitterick took the minutes on behalf of the Board.