

**MINUTES OF THE ANNUAL ELECTION AND ANNUAL MEETING
AUBURN LAKES CONDOMINIUM ASSOCIATION, INC.
TUESDAY, JANUARY 12, 2016
7:00 P. M.**

The meeting was called to order by the President, Bill Eftax, at 7:05 P. M. at the Clubhouse. A quorum was announced with 8 proxies and 44 units present for a total of 52 units represented. Proof of Notice of Meeting was submitted. Present from Management were Jim Kraut and Jackie Wood.

Bill Eftax welcomed those present and thanked them for attending. Mr. Eftax asked that respect be shown for neighbors and allow those speaking to have the floor. Everyone will be allowed to speak once recognized.

Inspectors of Election: Bob Keating was announced to be Inspector of Elections.

Reading and Approval of the Minutes of the Annual Meeting January 13, 2015: MOTION was made by Howard Taylor and seconded by Rachel St. Pierre to waive the reading of and to approve the minutes of the Annual Meeting of January 13, 2015, as presented.

MOTION UNANIMOUSLY PASSED.

REPORTS OF OFFICERS

President: Bill Eftax reported that the painting project was completed; the project was paid mostly out of reserves and the Association is already building the reserves for the next time; Pat Burns joined the Board to take Tony's place since Tony's passing; there was no increase in the budget for 2016 mostly because of the surplus carry forward and no increase in Insurance Premiums; the next big project will be the roofs, which are scheduled for the next 4-5 years and will be paid for out of Reserves; the pool rules were reviewed and need to be adhered to; recyclable rules are not being followed; the speed limit within the Community is 10 MPH; an ARC form is required for 2nd floor flooring replacement.

REPORTS OF COMMITTEES

Website: Gerry Fortin reported that the painting file was archived and that he is working on links to the pool area, landscaping and disaster preparedness.

Landscaping: Howard Taylor requested all landscaping questions and issues be directed to him and not the landscaping crew. The carport and top of stair lights are a constant issue and he is looking for a more energy efficient style. Two fountain lights are out. Some of the pool furniture will be replaced within the next couple of months. An owner questions the growth in the lakes – Howard will speak with the lake maintenance crew. It was requested that an additional light be installed in the mailbox area.

Social: The sign-up sheets for events are in the clubhouse; there currently is no Chair person; the Committee will meet one week from today, all are welcome. It was pointed out that the Committee appears to be functioning without a Chair.

UNFINISHED BUSINESS: None.

NEW BUSINESS

Waiver of Compilation:

YES 45 NO 2 PASSED.

Reserve Funds for Emergencies:

YES 47 NO 0 PASSED.

Surplus Carry Forward:

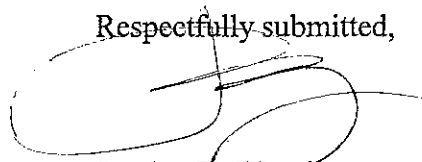
YES 47 NO 0 PASSED.

Open Floor: Comments included: the shed door weather stripping was not replaced by the painters in some instances – Howard will contact the painters; bug lights seem to help with keeping the carport ceilings clean - owners who buy bug lights need to see Howard Taylor, unit 2201; a couple of oak trees have branches touching the buildings – Howard will contact the landscapers; the hot tub does not seem to be hot enough; the Board was asked to consider taking the exterior lights off of the photo cells and back on timers.

Announce Directors: Pat Burns, Bill Eftax and Barb Shepler were announced to have been elected to the Board for two year terms each.

There being no further business to bring before the membership, the meeting was adjourned at 7:44 P. M.

Respectfully submitted,



Jacalyn K. Wood
For the Secretary