

Cabana Club Condominium Owner's Association  
 Annual Owner's Meeting Minutes  
 October 27, 2018 @ 1:30 p.m. – Lynnwood Library, Lynnwood, WA

**Call to Order:** The meeting, held at the Lynnwood Library at 19200 44<sup>th</sup> Ave W., Lynnwood, Wa 98036 was called to order by John DesJardien, Board President at 1:32 p.m. Attendance included approximately 30 owners.

**Registration and Quorum:** The owners registered upon arrival and on the advisement of Keith Birdwell, President DesJardien declared a quorum was met. The following board members were present: John DesJardien, Robin Barker, Judy Hassing, Karen Williams, Bill Jackson, and Wes Brandon. Consultant Nancy Birdwell was also in attendance.

**Public Comment:** Mary Sligh, owner of unit 204 shared information regarding a recent water situation in her unit. A lengthy discussion took place and the Board said they would work with Ms. Sligh regarding the situation at a later date.

**Review and Approval of Annual Minutes 10-28-17:** The membership reviewed the minutes and a motion was made by TS owner Don Ivanhoe to accept and approve the minutes. The motion was seconded by TS owner Dale Ford and passed.

**Manager's Report – Vacationville** - Manager Rosemary Black shared that she has been managing Cabana since 2011 and totally enjoys it. She reported on the following highlights from the past year:

• Parking lot re-striped	• Blinds replaced with curtains in timeshare units
• Security cameras installed	• Lock boxes for check-in working well
• Increased number of II trades	• Very busy summer

**Public Comment:** Loretta Bouldan, TS owner, would like to see steps and decking swept more regularly and light fixtures cleaned of cobwebs more frequently. Rosemary noted she would address Ms. Bouldan's concerns.

**Fireplace Close Down:** The Board explained that the fireplace units including the free standing units in all timeshare units are being closed down due to smoke damage, etc. A discussion took place.

**Public Comment:** Kathy Vincent, TS owner, shared that the dishwasher in unit 208 is peeling away from the countertop. Rosemary noted she would address Ms. Vincent's concerns.

**Public Comment:** Mary Sligh, owner of unit 204 asked who full owners need to talk with regarding maintenance issues. The Board directed her to talk with the manager, Rosemary who will in turn work with the Board. In particular Ms. Sligh's comment had to do with the roof needing to be cleaned. Board member Wes Brandon stated the board was working on having the roof cleaned, but in order to do roof anchors need to be installed first. This is in process.

**Public Comment:** Loretta Bouldan, TS owner, complimented the board on the recent bed conversions.

**Treasurer's Report** - The following treasurer's report was presented by Board Treasurer Karen Foti Williams:

Bank Balances			Reserve Breakdown		
	As of 9-21-18	As of 9-20-17		As of 9-21-18	As of 9-20-17
Operating	\$84,400.57	\$107,277.16	Basic/Common Reserve	\$50,514.68	\$44,303.85
Reserve	\$95,222.19	\$82,313.94	T/S Reserve	<u>\$44,707.51</u>	<u>\$38,283.09</u>
US Bank (Credit Card)	\$0	\$508.55	Total Reserve	\$95,222.19	\$82,313.94
Assessment Acct	<u>\$0</u>	<u>\$170.19</u>			
Total	\$179,622.76	190,269.84			

**Public Comment:** Mary Sligh, asked if money is pulled from the reserve account what is it used for? Karen Foti Williams responded if a large item is not budgeted for and must be expensed it would come from the Reserve Account. Nancy Birdwell shared some of these large items improvements that were taken from the reserve included: Reserve Study, repaired handrails, new fascia and gutters, etc. Further discussion took place on future improvements to be scheduled.

**Public Comment:** TS Owner Pam Ford asked if payment options were still going to be available for timeshare owners. Stephanie Lewis, Son-Rise, replied yes everything would remain the same.

**OLD BUSINESS:**

**Sale of CCA Owned Weeks:** Nancy Birdwell shared that the association currently has 105 weeks for sale with 7 sales pending for a total of 98 available for purchase.

**Unit 103:** Board Secretary Robin Barker shared that the board has decided due to the large number of weeks Cabana owns in unit 103 to convert it to a full time unit for the purpose of renting it out as a long term rental to generate more revenues for the association. A discussion took place.

**NEW BUSINESS:**

**2019 Budget Presentation:** Board Treasurer Karen Foti Williams presented the proposed 2019 budget stating no due increase is scheduled as hopefully with the sale of unit 202 during 2019 funds will be generated to make needed complex improvements.

A lengthy discussion took place regarding the proposed budget. A motion to approve the 2019 proposed budget was made by TS owner Wayne Scott and seconded by Kathy Vincent. It was stated that the vote tally would be announced later in the meeting.

**Reserve Study:** Board President John DesJardien shared why the Board opted to obtain a Reserve Study and the purpose of this document. He also commented that electronic copies were available to the ownership by contacting Stephanie Lewis at Son-Rise. A lengthy discussion took place.

**Vote Tally:** Keith Birdwell reported the following vote tally:

Board Members:

John DesJardien – 48.9% in favor; 6.4% opposed – (Re-elected for 3 year term)

Wes Brandon – 43.6% in favor; 10.17% opposed – (Re-elected for 3 year term)

Janet Schreiber – 4.2% in favor

2019 Budget: 54.1% in favor; 6.4% opposed - Approved

**Public Comment:** TS Owner Betsy Lorenz stated that perhaps should be a private meeting held with full time owners prior to the annual meeting because their issues are different from timeshare owners and this year's meeting was prolonged because of this. A discussion took place and it was determined since we are on association bylaws calls for one meeting but perhaps in the future the meeting will be more streamlined with comments limited.

**Public Comment:** TS Owner Don Ivanhoe asked who to talk with regarding trading weeks. Board Member Judy Hassing said the board is trying to relieve Nancy Birdwell of some of her duties and that she or Robin Barker could be contacted regarding purchase of weeks.

**Public Comment:** Full Owner Janet Schreiber stated she would like to know when board meetings are held so she could attend. Board Secretary Robin Barker shared that the meetings will be posted on the Cabana website with approved meeting minutes following the meetings.

**Public Comment:** TS Owner Don Ivanhoe asked about the value assessment of unit 202. President DesJardien shared that we had a market analysis completed with a suggested selling price of \$160-170,000. Loretta Boudlan made a motion to get a second assessment. Janet Schreiber seconded the motion that passed unanimously. The Board will obtain a second assessment.

President DesJardien adjourned the meeting at 3:05 p.m.