

BETHANY MEADOWS CONDOMINIUM ASSOCIATION

ANNUAL NON- MEETING

June 6, 2015

The Bethany Meadows Condominium Association Annual Meeting, held at the Millville Fire Hall, was called to order by President, Myrna Mock, at 9:30 AM. Executive Council members present were: Myrna Mock, Section 2, Bruce Kibby, Phase 1, Gail Partridge, Phase 3, and Vickie Voll, Phase 6. Ellen and Tom Erbe, Blue Sky Management, was also present.

At this time Myrna asked for proof of proper notice and the count for the necessary quorum.

Ellen Erbe, Blue Sky Management LLC, reported that proper notice of the meeting was sent, but there were not enough members present and proxies returned to have a quorum.* There were 51 valid proxies received and ten (10) units represented in person. Since the needed 50% of owners were not present in person or via proxy, the meeting had to be declared an informational-only, "non-meeting." No legal business matters can be conducted in such a meeting. Unfortunately, this has been the case for the Condominium Association meetings for a number of years.

Myrna asked if there were any questions about the minutes from the 2014 Annual Meeting. There were none.

Since no business could be conducted, Vice President Myrna Mock opened the floor to discussion. However, the minutes could not be approved as that requires a quorum.

There were no questions about the budget. The budget for 2015 is on track.

Myrna opened the meeting for questions.

It was asked if the front steps would be completed this year. Yes, the final steps, Phase 3, 1 through 10, will be completed this year.

Two owners in Phase 3 asked if they could pay to have the pine tree that was lost due to a lightning strike last year replaced. Blue Sky will work with them to help get a tree and have it installed.

It was asked that P3-3 roof be checked. It appears that some shingles are missing. This will be done.

The Phase 4 street signs have be vandalized twice and again need replacing. They will be replaced.

The drainage in Phase 4 at the edge of the parking lot at the pond end, is very poor. It is not draining. The drainage in Phase 3 parking area next to Beachwood Court, is not draining. This will be checked.

It was asked if power washing is scheduled for this year. Power washing as needed will be done.

The bushes in Phase 1, Buildings G-H need to be trimmed.

With no more questions the discussion ended at 9:45 AM.

Respectfully submitted,
Ellen Erbe
Blue Sky Management

You can contact the Council or Blue Sky through the web site: Bethany-Meadows.com

***IMPORTANT NOTE: OWNERS MUST ATTEND THE ANNUAL MEETING (OR SEND IN SIGNED PROXIES) SO THAT CONDO ASSOCIATION BUSINESS CAN BE LEGALLY CONDUCTED AT THAT TIME. WHEN A 50% MAJORITY OF OWNERS IS NOT REPRESENTED AT OFFICIAL MEETINGS, NO DECISIONS CAN BE MADE AND THE INPUT AND WILL OF THE OWNERS (VIA THEIR VOTES) CANNOT BE OFFICIALLY HEARD AND IMPLEMENTED.**