

# Persimmon Woods Townhome Association, Inc.

Annual Meeting of the Homeowners

December 4, 2021

A meeting of the Persimmon Woods Townhome Association was held on Saturday, December 4, 2021 at 10 a.m. in the Singletree Community Center Board Room.

## 1. Roll Call and Certification of Proxies.

Unit No.	First Name	Last Name	Present	Proxy to	Absent
Unit 01	Carol	Glasson	<input checked="" type="checkbox"/>		
Unit 02	Lee and Jean	Meckstroth			<input checked="" type="checkbox"/>
Unit 03	Robert	Howe	<input checked="" type="checkbox"/>		
Unit 04	Denise and William	Silkworth			<input checked="" type="checkbox"/>
Unit 05	Howard and Dawn	Boorse			<input checked="" type="checkbox"/>
Unit 06	Drex and Debbie	Douglas			<input checked="" type="checkbox"/>
Unit 07	Angela	Polidori			<input checked="" type="checkbox"/>
Unit 08	David	Borns	<input checked="" type="checkbox"/>		
Unit 09	Karl and Lori	Fisher / Benvenuto			<input checked="" type="checkbox"/>
Unit 10	James and Jean	Geraghty			<input checked="" type="checkbox"/>
Unit 11	Markus and Genii	Gatter	<input checked="" type="checkbox"/>		
Unit 12	William	Bowen			<input checked="" type="checkbox"/>
Unit 13	Susan and Steve	Rapson / Hilbert	<input checked="" type="checkbox"/>		
Unit 14	Carol	Giuliani			<input checked="" type="checkbox"/>
Unit 15	Joseph and Pavla	Walsh	<input checked="" type="checkbox"/>		
Unit 16	Jason and Kelly	Platt			<input checked="" type="checkbox"/>
Unit 17	Gloria	Kestenbaum		Glasson	
Unit 18	Renee	Strong		Hilbert	
Unit 19	ROSEMARY	TONGISH		Rollet	
Unit 20	Steven	Lee			<input checked="" type="checkbox"/>
Unit 21	Kathryn	Barth			<input checked="" type="checkbox"/>
Unit 22	Nanette	Rollet	<input checked="" type="checkbox"/>		
Unit 23	Nicole and Judy	Ehrhart & Pirkey	<input checked="" type="checkbox"/>		
Unit 24	Joann and Charles	Dawson	<input checked="" type="checkbox"/>		
Unit 25	Kathianna	Kotula			<input checked="" type="checkbox"/>
Unit 26	Chris	Collins			<input checked="" type="checkbox"/>
Unit 27	Peter and Jessica	Chaney	<input checked="" type="checkbox"/>		
Unit 28	Barbara	O'Hearne			<input checked="" type="checkbox"/>
Unit 29	Owners	Gross, Bowman, Hager			<input checked="" type="checkbox"/>
Unit 30	Stephen	Shelman			<input checked="" type="checkbox"/>
Unit 31	Joseph	Hutton, Jr.			<input checked="" type="checkbox"/>
Unit 32	Robert	Woodward			<input checked="" type="checkbox"/>
Unit 33	Cathy and Keith	Thompson			<input checked="" type="checkbox"/>

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Also in attendance were R.G. and Eileen Jacobs of Mountain Caretaker, Inc.

2. **Establish Quorum.** With 13 of 33 units represented either in person or by proxy, a quorum of more than 25% was achieved for the purpose of conducting business.
  
3. **Financial Report.**
  - a. 2021 Year End Projections. Management reviewed the year-end projections, noting that an overall deficit of \$2,500 is anticipated. Line item variances were discussed, noting that the low snow year resulted in no extraordinary snow removal costs. The flower box line item includes monthly flower box maintenance and hand watering as well as the actual flowers. Carol pointed out that perennials were used where appropriate in an effort to reduce the costs of the annuals.
  
  - b. 2022 Budget Review/Ratification. Next, the 2022 budget as approved by the Board, was reviewed as compared to the 2021 budget. The operating budget requires an increase of \$62.45 per quarter. The reserve assessment, per the reserve schedule, will increase \$27.55 per quarter for a total overall increase of \$90.00 per quarter.

Upon motion duly made and seconded, the owners unanimously approved allocating any operating surplus, if realized, to reserves.

Upon motion fully made and seconded, the owners unanimously ratified the 2021 budget as approved by the Board.

- c. Reserve Schedule. The reserve schedule was reviewed, noting it will be updated by the end of the year to include the final roof project numbers. The Board will be hiring an architect or other construction consultant to come up with a plan for the re-siding to help get a more accurate number for the re-siding currently anticipated in 2024.
  
4. **New Business and Other Business.**

**Landscaping and Trees.** Some owners feel that the groundskeeping and landscape maintenance could be improved upon. It was suggested that an ad hoc committee be created to help organize a group of volunteers for weeding and other landscape maintenance items.

Upon motion duly made and seconded, the Board was asked to consider forming an ad hoc committee to address landscaping.

**Gutters.** Owners were reminded that any exterior changes require approval by the Association

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prior to any work being done. The Board has been advised in the past not to install gutters over garages as it may create ice dams and drainage issues.

5. **Election of Directors**. One seat on the Board, currently held by Bob Howe is expiring. Bob has agreed to stand for re-election. Nominations were invited from the floor as well. There were no other nominations received and nominations were closed. Upon motion duly made and seconded, Bob Howe was elected unanimously to serve a new 3-year term on the Board.
  
6. **Adjournment**. There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By:

  
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Eileen Jacobs