

THOUSAND OAKS CONDOMINIUM

ANNUAL MEETING MINUTES

OCTOBER 10, 2023

The meeting was called to order at 7:05 PM. A quorum was not established DUE TO LACK OF PROXIES, so a board meeting was called instead.

THOUSAND OAKS CONDOMINIUM

BOARD MEETING MINUTES

OCTOBER 11, 2023

The board meeting was called to order at 7:10 PM. The minutes from the previous year's annual meeting were read and approved.

There were not enough board members to fill all five seats. Mary Ellen Ottman was nominated to the board, and she accepted the position. The 2023 board members are as follows:

William "Bill" Johnson, President

William "Will Ferro, Vice president

Sherry DeLong, Treasurer

Mary Ellen Ottman, Secretary

Betsy Vanvalkenburg, Member at large

Sherry DeLong gave the treasurer's report stating that there was \$75,224 in the operating fund and \$15,294 in the reserve account.

Bill Johnson gave his state of the condo report which was well received. He thanked Norris Williams for his service to Thousand Oaks. Norris served as board secretary but will be moving out of state.

The budget was unavailable and will be reviewed at the November 14<sup>th</sup> meeting.

Pool hours will now be from dawn to dusk as per state requirements.

Some discussion took place about how often hot water heaters should be replaced. The discussion was tabled while members of the board gather more information.

Mary Ellen reported that she had excellent service from Lucky Ducts to clean her dryer vents. Mary Ellen strongly recommends this company for routine vent cleaning. She pointed out that clogged vents are a fire hazard.

It was pointed out that some person or people are not picking up pet waste.

Discussion took place about the problem with gutters on some of the buildings. A solution was not reached at this meeting so the issue will be revisited.

The meeting was adjourned at 8:00 PM.

The next board meeting will take place on November 14 at 7 PM. It will be held at the Thousand Oaks pool area.