

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday, April 26, 2017

Seventh Meeting of Fiscal Year 2016-17

Meeting Information

Board Members	Present	Absent	Proxy
Sawese Bugbee	√		
Jason Calmes (Secretary)	√		
Al Lafaye (Vice President)	√		
Teva Ostarly		√	
Stephanie Prunty (President)	√		
Lenny Simmons	√		
Pat Traina		√	
<i>Total</i>	5	2	
<i>Minimum for Quorum</i>	4		

Others Present

Tim Munch, Property Manager
Jeff Adams, Staff

Meeting Information

Unit 2704
Wednesday, April 26, 2017, 6:30 p.m.

Non-Standard Items

None

Next Meeting

Wednesday, May 10, 2017, 6:30 p.m., Golden Age Center

Notes

The Audubon Trace Board Minutes reflect a presupposition of general consensus. Procedural motions, standard operations, and other minor matters are not recorded in the motion summary unless they depart from this presupposition regardless for how this consensus revealed itself, for example, through an informal vote.

Motions are summarized, as well, in a Motion Log held by the Association.

“Absent” means absent without naming a valid proxy.

Call to Order

Stephanie Prunty called the Board Meeting to order at 6:37 p.m.

Property Manager Report

- Tree removed on North half of property
- Building 11 maintenance complete, Building 34 maintenance underway
- Open Meeting scheduled for May 10, 6:30 p.m. at Golden Age Center

Committee Reports

- Finance: 2017-2018 Proposed Budget presented to Board. Approved for discussion at Open Meeting.
- Social: None
- Permits:
 - Approved: Tree Removal and Replacement at owner's expense near Building 2
 - Approved: Tree Removal near Building 4
 - Approved: Tree Removal near Building 1
- Legal: None, as counsel and liaison were not in attendance.

Executive Session

At 7:16, the Board entered Executive Session to discuss legal matters.

At 7:38, the Board exited Executive Session.

Old Business

None

New Business

Election Process for the 2017-2018 year approved.

Adjournment

Meeting adjourned at 7:41 p.m.

Minutes Tracking

Meeting	Date	Submitted	Approved	Notes
1	06/29/16	07/25/16	07/27/16	
2	08/24/16	08/28/16	08/29/16	
3	10/26/16	11/16/16	11/22/16	
4	11/22/16	01/25/17	01/26/17	
5	01/25/17	01/25/17	01/26/17	
6	03/15/17	03/19/17	03/21/17	
7	04/26/17	04/26/17		