

MOORINGS
ANNUAL HOMEOWNER MEETING
June 24, 2025

I. CALL TO ORDER

The meeting was called to order at 4:00 p.m. via Zoom.

Owners present were:

Unit A –Don and Pat Angell

Unit B – Raymond and Dana White

Unit C – Joanne Ken Wandry

Owners represented by proxy were:

Unit D – Mike and Kris Ford

Representing Summit Resort Group was Kevin Lovett.

II. PROOF OF NOTICE

Notice of the meeting was sent May 24th, 2025

III. DETERMINATION OF QUORUM

With all properties represented in person or by proxy a quorum was confirmed.

IV. APPROVE PREVIOUS MEETING MINUTES

Raymond made a motion to approve the minutes of the 2024 Annual Meeting as presented; Pat seconded, and the motion carried.

V. TREASURER'S/FINANCIAL REPORT

Association financials were reviewed as follows:

December 2024 (2024 fiscal year end) close financials report \$5,541 in the Operating Account with \$2,028 of payables.

April 2025 close financials report \$9,654 in the Operating Account.

The April 2025 Profit and Loss vs Budget reports \$13,910 of actual expenditures vs \$14,053 of budgeted expenditures.

VI. MANAGING AGENT'S REPORT

The following managing agent report items were presented:

Completed Items; were reviewed to include:

-routine maintenance items

-flower bed cleanup, planting

-preventative tree treatments

-plumbing backflow device testing, passed (2024)

- ongoing, Orkin pest control (voles)
- Gutter cleaning and gutter / downspout repairs
- Asphalt crack seal / seal coat
- Brick paver repairs
- Tree Trimming
- Comcast TV/ Internet upgrade

VIII. OLD BUSINESS

There were no old business items to discuss.

IX. NEW BUSINESS

The following new business item(s) were discussed:

A. Exterior Painting; Painting of the exterior of the building in full was discussed, to include caulking and replacement of any rotten boards. SRG will obtain proposals and email to the Board. This project will be funded by special assessment.

B. Natural gas lines seal off; Insurance Companies are no longer allowing gas grills/ gas burning devices. For safety, SRG will hire plumber to cap off the natural gas line running to each deck.

C. Radon gas testing / possible remediation; Radon was discussed. The Owners will complete testing in each of their units over the coming months. After testing, the Board and Owners will direct SRG to obtain proposal for radon mitigation of the building if the Board and Owners feel the need is present.

D. Install water drip monitors in all units; Installing water leak sensors to include an emergency leak detection water shut off system was discussed. SRG will obtain proposals to install in each unit.

E. Connecting 2 hoses to drain in mechanical room of each unit; The floor drains and the water heater/ boiler relief lines were discussed. It was noted that in at least 1 unit, the floor drain sits “higher” than the floor which would prevent any water from reaching the drain. Additionally, in at least 1 unit, the relief valve lines coming off of the boiler and water heater is not plumbed into (or near) the floor drain. A plumber could be used to correct the floor drain and route the relief lines into the floor drain. This will be addressed by individual Owners on a case by case basis.

F. Gutter cleaning; Gutter cleaning will take place as needed.

G. Irrigation; It was noted that some of the sprinkler heads in the front landscape beds are not receiving proper watering coverage; SRG will have these adjusted.

H. Unit B Washer / Dryer project; The Owners and Board approved the washer / dryer relocation project in unit B.

X. ELECTION OF DIRECTOR

A motion to re-appoint Joanne Wandry and Raymond White to the Board of Directors was made. All were in favor, and the motion carried.

XI. SET NEXT MEETING DATE

The 2026 Annual Meeting will be held Tuesday June 23rd.

XII. ADJOURNMENT

With no further business, the meeting adjourned at 5:15 pm.

Approved: _____