

Annual Homeowners Meeting Lantana Lodge Homeowners Association

May 24, 2014

CALL TO ORDER:

Cindy Anderson, manager at 9:10 a.m., called the annual meeting of Lantana Lodge to order at the Palm Springs Police training center. In attendance were Board Members: Bill Malek, Beverly Yerian, Chuck Klein, Holly Harris and Richard Meyers. Also present were Inspector of Elections Doug and Lee Bothe from Allen & Associates.

Election:

After the Inspector of Elections announced that a quorum was established of 10. After all ballots were submitted to the Inspector of Elections, balloting was closed and the Inspector of Elections began opening and tabulating the ballots. While this was occurring the meeting continued.

INTRODUCTION OF CANDIDATES:

Candidates are: Richard Meyers, Bill Malek, Holly Harris, Chuck Klein, Julie Hewett and Beverly Yerian.

MINUTES:

The members were asked to approve the minutes from last year's Annual meeting held on June 19, 2013. Motion was duly made, seconded and approved.

PRESIDENT REPORT:

President reported that our complex is looking fantastic. This last year has been a bit of a break with all the work on the pool and decking having been completed. We continue to rebuild our Reserve Fund and are beginning to see a possibility for being aggressive with maintenance issues rather than just reactive, which always costs more in the long run. We are operating **with** all units now paying into the **hoa** and are seeing the benefits of that on an ongoing basis. Some of the projects we have coming up in the not so distant future include but are not limited to, repairing the plumbing pipes to avoid further backups and flooding of units, repairs and possible recoating of our decks due to cracking and soiling, a new roof and fascia board replacement along with painting of the building front, sides and back. Some items on the "wish list" include a possible solar heating system for our pool as well as investigation into building of a "open cover" over our parking area **with** solar panels for electricity generation. Items will as always be done in order of necessity with strict monitoring of any and all funds disbursed.

It is only **with** the hard work and cooperation of our Board members, management team and you the homeowners that we can move forward with the maintenance and improvements to Lantana to make **it** a better place to be and continue to improve the value of the Lodge for all of us. Thanks to everyone for continued support and input to keep our property up to its full potential for a Jewel in the Desert!

The pool and parking lot look great with the new face lift. We are getting ready to launch our new website.

TREASURERS REPORT:

In our general operating account we have \$+ and in our reserve we have + as of the end of May.

EXCESS INCOME: Motion was duly made, seconded and approved to approve the association resolution under IRC Section 118 to transfer excess income to replacement funds for year ending December 2014.

Announcement of Election:

The Inspector of Elections announced the election results. Voted to the 2014-2015 Board of Directors were Holly Harris, Chuck Klein, Bill Malek, Richard Meyers and Beverly Yearian.

HOMEOWNER DISCUSSION: None

NEXT MEETING:

September 27 at 9 a.m.

ADJOURNMENT:

Motion was duly made, seconded and approved to adjourn the meeting. Meeting adjourned at 9:34 am.

ORGANIZATIONAL MEETING:

Motion was duly made, seconded and approve the following:

Richard Meyers - President.

Holly Harris - Secretary.

Chuck Klein - Treasurer.

Beverly Yearian - Vice-President

Bill Malek– Member at Large

The organizational meeting was adjourned at 9:35 am.