

HUNTER'S SQUARE AT CEDAR CREST COMMONS CONDOMINIUMS  
2022 Annual Meeting  
Minutes of January 26, 2022

I. Call to order

Suzanne Allen, President, called to order the annual meeting of the Hunters Square Board of Directors at 7:09 p.m. on January 26, 2022, via Zoom conference call due to Covid-19 protocol. This was the third attempt to reach a quorum which was successful.

II. Members Attending

Board Members: Suzanne Allen, Tamaria Raleigh, and Nancy Creel.  
Burke Community Management Group represented by Crystal Terrant and Robert Terrant.  
Residents and Guests: None. Fourteen residents represented by proxy.

III. Proof of Notice of Meeting

Proof of Notice of Meeting was mailed on December 20, 2021, with minutes from January 27, 2021, and quorum was met on the third attempt by attendance and proxy.

IV. Approval of January 27, 2021, Annual Meeting Minutes

Tamara Raleigh motioned to accept the minutes of the 2021 Annual Meeting which was seconded by Suzanne Allen and the minutes were approved.

V. Financial Review

Management presented the 2021 Balance Sheet and Income Statement. Total operating income for 2021 was \$454,582.36. Total operating expenses for 2021 was \$421,638.90. The Reserves account balance is \$101,173.89. Payments on the association loan of \$464,059.56 obtained in September 2016 are being paid from the Replacement Reserves Account and \$71,598.93 has been repaid during 2021.

VI. Year in Review

The following accomplishments for 2021 were noted:

- a) aggressive collection of delinquent assessments;
- b) replacement of skylights on Caspian Way;
- c) begin replacement of four balconies on Building 1;
- d) regular contributions to the Reserve Account;
- e) gutter cleaning on all buildings;
- f) necessary tree removal performed;
- g) landscape enhancements on Caspian Way;
- h) dryer duct cleaning completed;
- i) sewer line cleanings;
- j) various maintenance in community.

Goals and Projects in 2022 include:

- a) any required tree work;
- b) completion of balcony replacements;
- c) update parking passes;
- d) collections of delinquent assessments;
- f) work on building the Reserves Fund.

VII. Open Forum

No Open Forum held.

VIII. Board Nominations and Elections

Nominations were solicited for the two board positions up for election and two vacant board positions. Suzanne Allen and Nancy Creel were re-elected to the board. Romina Laura Peinado Wagner was elected for a first term with the board. These positions are to be held through 2025.

IX. Adjournment

Tamaria motioned to adjourn the meeting which Nancy seconded and the motion was carried at 7:24 p.m.

Minutes submitted by: Nancy Creel, Secretary

Minutes approved by: \_\_\_\_\_