

MILLIANIGAN MEETING MINUTES

JULY 11, 2015

- I. Call to order: Attendance;
Bill Sabador/Karen, Dave Ewing/Ann, Paul Gill/Irene Noveroske/Beth, Dave Denler/Andy, Trish Walters/June, Mark Stroud/Dick, Arlene Bruno/Greg Wilson/Greg Wail/Lee, Bill Francis/Mark McCullough/Larry Lubs/Cindy Gyhselinck/Eddy Fredlake
- II. Approval of Minutes from May 23, 2015 meeting
 - a. Approved with the following corrections, Change date to the year 2015 from 2014 as was printed.
- III. Finish Discussion regarding By Laws and voting on remaining points of Bylaws.

- a. Discussion and clarification

In Article 4.2 of Bylaws, Powers and Duties, paragraph J. added for clarification of Board's responsibility;

J. Mitigate, levy fines, file liens, take legal or other corrective actions commensurate with Member's violations of these By Laws and/ or the Master Deed.

- b. Discussion and clarification

Article 6.2 Insurance Coverage;

As a condominium we need to carry more liability insurance than we did as a Co OP. As of now we do not have a policy for Directors and Officers.

We need to make a move to having a required minimum liability insurance carried by all unit owners. An option is for unit owners to continue with their individual insurance policy but to have the same amount and quality of liability coverage across the board for all unit

owners. A second option is to potentially have all of our individual liability insurance for your personal unit and Condominium corporation liability insurance through one reputable Insurance company that could provide us with a better premium rate for the liability coverage portion of our insurance.

c. Discussion and Vote

Discussion of addition of paragraphs, **8.4 Limited Common Areas** and **8.5 Special Easement Areas** to the bylaws which detail how portions of the limited common area on the present site plan are assigned and to be used. In essence, areas 50 feet in front, from the property stakes by the width of the unit and 20 feet behind (not lakeside) from either unit's stakes or from the opposite side of the roadway easement, is for the exclusive use of the unit owner. The area between Units shall be equally exclusive for both units' owners. Special easement areas that fall within any Limited Common Area may be used an egress for Association business for maintenance repairs and construction. Upon the board's approval, individual members may use the Special Easement Areas as an egress for similar individual purposes. Land use site plan presented at this July 11, 2015 meeting was agreed upon and was adopted to be consistent with Master Deed and Bylaws.

Vote on addition of paragraph 8.4 Limited Common Areas and 8.5 Special Easement Areas: Passed with > 2/3rds vote.

d. Discussion and Vote

Discussion of Article. 11, **TRANSFER OF UNITS AND ASSOCIATION RIGHT**
This concept was approved at last meeting. At present, discussion concerning the addition of subset **11.3, Letter of Understanding and Waiver Request. : In addition to family members, as mentioned in 11.2, an owner will have the right to sell to a previously named buyer which would cause the Association to waive its First Right. For this "Letter of**

Understanding and Waiver Request” form to be valid it must be filled out, signed by the Unit owner and be on file with Secretary by the annual Memorial Day meeting. When a member has filled out a Letter of Understanding and Waiver Request Form, and in the event the person he/she has designated, passes away or becomes incapacitated, that member may re-submit a new form at any time.

Vote on the addendum by addition of this subset to Article 11: Passed with > 2/3rds vote.

e. Vote of affirmation of Bylaw changes

Vote taken to reaffirm that the member are in accordance with the vote results of the changes in the bylaws, and the re-recording of the entire revised Millinaingan Condominium Bylaws

Vote: Unanimous

IV. Review Differences Between a Site Condominium and Co-Op

Bill Francis gave information regarding;

The difference in language between Co – OP, which protects interests of everyone, and Condominium, is that in a condominium, the owners interest is protected. Not the interest of the owner’s children or guests.

The need to keep the Millianigan Certificate each owner had received.

These certificates are still “good” because Millianigan Condominium is a subsidiary of Millianigan Corporation.

Reading the Disclosure statement will help in understanding the Bylaws and the Master deed.

V. Explanation of New Millianigan Forms and Processes

- a. Construction/ Modification of Members unit and or Limited Common Area Form. Members will submit Architectural Review- Members Request form to the Architectural review committee, which will Approve, Deny or Approve with condition. Architectural committee

must provide the petitioner with suggestions or recommendations. Petitioner may make modifications to their plan and resubmit to the committee. If the petitioner is not satisfied with Architectural committee decision, the member may appeal to the board for review, and then they may present their plan to members at a scheduled meeting if they are still not satisfied and would need positive vote outcome in order to get approval. (positive vote outcome according to bylaw)

b. Member Grievance

A member grievance form can be completed and submitted to Vice President who will confidentially then meet with parties' involved attempting resolution and recording of grievance. If no resolution is reached by both parties, both parties will meet with the board for resolution.

c. Members Budget request forms will be completed and submitted to the board prior to the fall budget meeting. This form will be necessary for any member to request funds to be utilized for the benefit of necessity or improvement to the Millianigan condominium property. Members who submit this form must complete the research and be prepared to present at the members meeting, their request with a specific cost, specifications and logistics of how the item would be utilized or how project would be completed.

VI. Process of creating the 2016 Budget discussion led by Mark McCullough.

a. Current Summary Report for January 1 through May 22, 2015 reviewed.

b. Budget balance sheet explained per Mark McCullough ;

1. Perspective budget will consist of Essential budget items and Non-essential budget items.

2. Essential budget items, ie. Well maintenance, fuel, Insurance, will be for the most part a constant sum, with in a margin. Nonessential

budget items will vary and will be the driving force with which the budget will increase or decrease from year to year. It is through the completion of a Members Budget request form, a presentation to the members on why you feel this item, project or service is needed, a majority vote by the members in favor of the request, which will become a non- essential budget item.

- VII. Annual Acknowledgement Memorandum of by Laws signed by members of each unit.
- VIII. Meeting Adjourned at 1135 per motion, second and approved

Millianigan Special Meeting July 11 , 2015/ Patricia C. Walters, Secretary
