

**PARKSIDE VILLAGE OWNERS, INC.
ANNUAL MEMBERSHIP MEETING
FEBRUARY, 8 2021**

MINUTES

PRESENT

Melissa Binnie	Anna Mathieu
Nicole Buchwalter	Andy Neuner
Kitt Doucette	Beth Shemersheim
Margaret Ferris	Michael Kolb
Ann Tokaref	Karl Klokke
Laura Theis	Cameron Evans
BZ Waite	Emily White
Taggart Spent	Kacie Spent
Margaret Ferris	Mark Gillespie, Mather Capital
Thia Konig	(proxies attached to file copy)
Tony Kral	

CALL TO ORDER

The Parkside Village Annual Membership Meeting was called to order at 5:35 p.m.

ESTABLISH A QUORUM

A quorum was established with 53.13% of the membership present in person or by proxy.

READ AND APPROVE FEBRUARY 13, 2019 MEETING MINUTES

MOTION: BZ Waite moved to approve the minutes. **Second:** Margaret Ferris seconded. The minutes were unanimously approved.

PRESIDENT'S REPORT

There was no President's Report.

FINANCIAL REVIEW

Mark discussed the income and expenses for the 2020 fiscal year. He made note that it was a challenging year with the Water leak & rotted posts, Trees, but on an up note the capital reserve account was not utilized

The account balances as of 12/31/2020 were:

Operational Checking Account:	\$ 22,500.32
Capital Reserve Account	\$ 178,307.54

UNFINISHED BUSINESS

A. Drain & Heat Tapes

New drains were installed – still working on heat tape installation

B. Repairs to Fence Between Parkside and Park View Condominiums. BZ asked if the rail fence between Parkside and Park View Condominiums could be repaired. It is unclear who actually owns the fence and Mark was asked to talk with a Park View representative and figure it out. Tony Kral was going to try and investigate as well.

C. Entry Sign Thia Konig asked about a new sign for the entry, Tag Spent did say the committee is working on the entire entry and high cost of sign, Mark spoke about a stone. Committee will continue to work on this project

D. Assigned Parking Space to Each Unit. Discussion ensued with several owners bringing up valid points pointing out that there are several units that are only used as

second homes with the owners rarely there.

Assigned spaces would potentially make their designated parking spots unavailable to others.

It was decided that Taggart Spenst and Kitt Doucette will chair a committee to plot the feasibility of assigned parking spaces. BZ Motion, Heidi Bathum Second.

NEW BUSINESS

A. Operational Dues Increase - Discussion. This discussion had multiple owners weighing in on the need for future maintenance – Roof, Asphalt, Water lines, Painting and the costs associated with these. After long discussion it was decided that the Board would do a reserve study to calculate overall costs and the dues increase to 300.00 would be presented to owners for a vote in April Statement.

B. Repairs to Fence Between Parkside and Park View Condominiums. BZ asked if the rail fence between Parkside and Park View Condominiums could be repaired. It is unclear who actually owns the fence and Mark was asked to talk with a Park View representative and figure it out. Tony Kral was going to try and investigate as well.

ELECTION OF DIRECTORS

The terms of the current Board of Directors were as follows:

Elizabeth Ellis	Term Expired
Taggart Spenst	Term Expired
BZ Waite	Term Expired
Melissa Binnie	One year
Maggi Ferris	One year

Tag volunteered for another term and nominated Kitt Doucette, Thia Seconded
Tag nominated Elizabeth Ellis – Kitt Doucette seconded. Margaret Ferris nominated Heidi Bathum – BZ Waite seconded. After the vote was settled based on proxy's the following are your Board of Directors

Heidi Bathum	Two years
Kitt Doucette	Two years
BZ Waite	Two years
Melissa Binnie	One year
Maggi Ferris	One year

ADJOURN

With no further business to discuss, **MOTION:** BZ moved to adjourn. **Second:** Kitt Doucette seconded. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Mark Gillespie
Recording Secretary

Budget Comparison

Property: Parkside Village Owners Inc.

Comparison Periods: 12/01/21 - 12/31/21 and 01/01/21 - 12/31/21 (accrual basis)

	Actual 12/01/21 - 12/31/21	Budget 12/21 - 12/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
INCOME								
4001 Member Dues	15,168.00	13,440.00	1,728.00	12.9 %	166,399.34	161,280.00	5,119.34	3.2 %
4007 Interest - Checking	0.00	0.00	0.00		2.14	0.00	2.14	
4010 Late Fees	0.00	0.00	0.00		12.00	0.00	12.00	
4025 Other	0.00	0.00	0.00		-240.00	0.00	-240.00	
4031 Member Dues (Capital)	3,840.00	3,840.00	0.00	0.0 %	46,080.00	46,080.00	0.00	0.0 %
4032 Interest Income/ CR	0.00	25.42	-25.42	-100.0 %	282.10	305.00	-22.90	-7.5 %
TOTAL INCOME	19,008.00	17,305.42	1,702.58	9.8 %	212,535.58	207,665.00	4,870.58	2.3 %
EXPENSE								
5000 ADMINISTRATIVE								
5001 CPA Compilation/Tax Prep	0.00	0.00	0.00		1,250.00	1,250.00	0.00	0.0 %
5004 Legal Fees	0.00	116.67	-116.67	-100.0 %	0.00	1,400.00	-1,400.00	-100.0 %
5007 Bank Charges	0.00	0.00	0.00		12.00	0.00	12.00	
5010 Office Expense	8.52	58.33	-49.81	-85.4 %	476.66	700.00	-223.34	-31.9 %
5013 Meeting Expense	0.00	0.00	0.00		29.98	131.00	-101.02	-77.1 %
5016 Management Fee	1,510.00	1,510.00	0.00	0.0 %	18,120.00	18,120.00	0.00	0.0 %
5000 Total ADMINISTRATIVE	1,518.52	1,685.00	-166.48	-9.9 %	19,888.64	21,601.00	-1,712.36	-7.9 %
5020 COMMON AREA								
5021 Electricity	36.80	83.33	-46.53	-55.8 %	350.03	1,000.00	-649.97	-65.0 %
5024 Water and Sewer	3,767.23	3,500.00	267.23	7.6 %	46,467.20	42,000.00	4,467.20	10.6 %
5033 Refuse Disposal	605.79	625.00	-19.21	-3.1 %	7,276.36	7,500.00	-223.64	-3.0 %
5036 Cleaning/Upkeep	22.50	16.67	5.83	35.0 %	22.50	200.00	-177.50	-88.8 %
5039 Cleaning Supplies	0.00	0.00	0.00		0.00	50.00	-50.00	-100.0 %
5042 Light Bulbs/Checks	0.00	12.50	-12.50	-100.0 %	0.00	150.00	-150.00	-100.0 %
5048 Pest Control	0.00	20.83	-20.83	-100.0 %	375.00	250.00	125.00	50.0 %
5051 Landscaping	0.00	0.00	0.00		4,679.90	4,500.00	179.90	4.0 %
5054 Spring Cleanup	0.00	0.00	0.00		1,528.73	1,900.00	-371.27	-19.5 %
5057 Fall Cleanup	1,742.00	0.00	1,742.00		1,742.00	2,000.00	-258.00	-12.9 %
5060 Landscape Improvements	0.00	0.00	0.00		0.00	2,500.00	-2,500.00	-100.0 %
5061 Tree Management	0.00	0.00	0.00		1,439.00	3,500.00	-2,061.00	-58.9 %
5063 Flowers/Maintenance	0.00	0.00	0.00		382.00	0.00	382.00	
5066 Bed Maintenance/Weeding	0.00	0.00	0.00		139.00	1,500.00	-1,361.00	-90.7 %
5069 Pruning	0.00	0.00	0.00		0.00	600.00	-600.00	-100.0 %
5070 Herbicides, Fertilizers and Landscap	0.00	0.00	0.00		0.00	495.00	-495.00	-100.0 %
5072 Sprinkler System Repair	0.00	0.00	0.00		1,668.39	1,600.00	68.39	4.3 %
5078 Snow Hauling	0.00	0.00	0.00		6,920.00	8,000.00	-1,080.00	-13.5 %
5081 Winterization/Dewinter	0.00	0.00	0.00		27.50	0.00	27.50	
5084 Roof Snow Removal	0.00	0.00	0.00		16,580.00	11,000.00	5,580.00	50.7 %

	Actual 12/01/21 - 12/31/21	Budget 12/21 - 12/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
5087 Snow Plowing	0.00	0.00	0.00		3,530.00	4,500.00	-970.00	-21.6 %
5090 Pathway Snow Removal	0.00	0.00	0.00		1,891.20	3,600.00	-1,708.80	-47.5 %
5096 Maintenance	2,809.02	1,000.00	1,809.02	180.9 %	33,285.75	12,000.00	21,285.75	177.4 %
5099 Maintenance Supplies	0.00	0.00	0.00		350.77	100.00	250.77	250.8 %
5102 Main Water Line Repairs	0.00	0.00	0.00		0.00	2,160.00	-2,160.00	-100.0 %
5120 Parking Permits - Control	13.75	0.00	13.75		789.76	1,000.00	-210.24	-21.0 %
5123 Signs	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
5129 Other Expense	0.00	0.00	0.00		651.21	300.00	351.21	117.1 %
5020 Total COMMON AREA	8,997.09	5,258.33	3,738.76	71.1 %	130,096.30	112,505.00	17,591.30	15.6 %
5180 BUILDING EXPENSES								
5181 Insurance Premium	1,794.00	0.00	1,794.00		23,016.00	30,095.00	-7,079.00	-23.5 %
5190 Chimney Cleaning	0.00	0.00	0.00		1,120.00	1,200.00	-80.00	-6.7 %
5196 Taxes	0.00	0.00	0.00		30.00	30.00	0.00	0.0 %
5180 Total BUILDING EXPENSES	1,794.00	0.00	1,794.00		24,166.00	31,325.00	-7,159.00	-22.9 %
6000 Other Expenses								
9005 Capital Expenses	0.00	0.00	0.00		2,400.00	0.00	2,400.00	
6000 Total Other Expenses	0.00	0.00	0.00		2,400.00	0.00	2,400.00	
TOTAL EXPENSE	12,309.61	6,943.33	5,366.28	77.3 %	176,550.94	165,431.00	11,119.94	6.7 %
NET INCOME	6,698.39	10,362.09	-3,663.70	-35.4 %	35,984.64	42,234.00	-6,249.36	-14.8 %
NET INCOME SUMMARY								
Income	19,008.00	17,305.42	1,702.58	9.8 %	212,535.58	207,665.00	4,870.58	2.3 %
Expense	-12,309.61	-6,943.33	-5,366.28	77.3 %	-176,550.94	-165,431.00	-11,119.94	6.7 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	6,698.39	10,362.09	-3,663.70	-35.4 %	35,984.64	42,234.00	-6,249.36	-14.8 %