

Christie Village (CV) Annual Owners Meeting 2023 October 21, 2023 Minutes

David Fields, President, opened the meeting with greetings.

Present: David Fields, President (IP)
Martin Simmermacher, Vice Pres. (Zoom) Barbara Freeman, Treasurer (IP)
Jim Bowden, CV Owner (Zoom)
Barbara Cooper Robinson, Secretary (Zoom)

All current Board of Directors were present by Zoom or in-person (IP) at Christie Village (CV).

Other Owners Present in-person follow:

Kathy Miller Liz Hudson Janie Adams

Other Owners Present by Zoom follow:

Elsie / Robert Kindley
Doug / Patricia Knight
Chris Nyce
John Garrett
Roberta Brown
Vanessa Caldwell
Joan Devoti
Joan Nethery
Debbie Haylett
Dan / Pat DePaulis
Page Andrews
Greg Anderson

Total members representing units owned was 20. There for a quorum was present

David Fields read the September 17, 2022 minutes. It was properly moved and seconded to accept the minutes as read. The motion carried.

Report of the Treasurer – Barbara Freeman. Barbara gave an analysis of the membership and the amounts owed. There are 129 owners which are uncollectible, There are 3 owners which owe only one years dues, Membership Analysis

Foreclosure Owners	128
Past Due	3
Current	106
Unowned	294
ZZZ	85
Bldg 6 & 7	112
	728

financial status with Christie Village. She asserted that the owners that were highlighted in red on the spreadsheet (143), some of which owed up to \$123,000. She further stated these

She briefly described the expenses incurred to re-open after the fire. She stated for example that it costs \$2500 to purchase Wi-Fi equipment. Christie Village has not rebuilt the burned units. But has re-opened with 10 refurbished units. There are still repairs needed on some of the units. After opening Christie Village there was one (1) long-term rental to move into a unit the first week, 2 the 2nd and 3 the 3rd week. There are two six-month leases. *Ms. Freeman indicated she will send financial statements to all owners right away.* Concerning the building contractor, he is not on the property any longer. CV still owes him some money and still has some repair issues. But CV does not want to utilize the old contractor for the repairs. She further reported that a portion of insurance money was used for refurbishing units. Two hundred thousand is invested.

Ms. Freeman reported that CV is paying \$21,000 annually for property umbrella Insurance coverage. The Property Tax Valuation for CV is 1.34 million. CV pays approximately \$13,000 for taxes.

The President called for nominees/volunteer for Board of Directors of Christie Village. Four owners volunteered were added to the Board of Directors:

Joan Devoti

Pat Depaulis

Paul Devoti

Elizabeth Hudson

Barbara Freeman and Mark Simmermacher remained on the Board. Barbara Cooper Robinson, Jim Bowden and David Fields resigned from the Board.

Ms. Freeman indicates she will continue to contract with long-term rentals to be used for operating expenses . David Fields remarked to avoid owners having to pay dues for 2024 and assessments. Owners can use their week(s) as before but at a cost of \$500 for 2bdrm ad \$600 for 3bdrm.. She collected \$7000 approximately in owner dues during 2023.

The President indicates he will set up a meeting tomorrow with the new Board to get them started. by electing the officers of President, Vice-President, Secretary and Treasurer.

The meeting was adjourned.

Respectfully Submitted,

Barbara Cooper Robinson

Barbara Cooper Robinson, Secretary