

MINUTES

Majestic Condo Association

Annual Meeting

24 January 2006

- Call to order by Kelby Johnson, acting President of the Association
 - Sign in sheet + new emergency contact information/email contact
 - Establish quorum
 - Introductions
 - Brief intro of every community member – old and new
- Elections
 - Four open director positions
 - Election of inspector(s) of the election
 - Wendy Patten elected to officiate the election
 - Nomination of candidates
 - Ken Davidson, Michael O’Neil, Anand Trivedi, Brian Wrenn were nominated to fill
 - Elections
 - Results are:
 - Kelby Johnson is currently serving second of three year term (exp. 2008).
 - Anand Trivedi, with 31.05% of the vote will serve a three year term (exp. 2009)
 - Brian Wrenn with 28.10% of the vote will serve a two year term (exp. 2008)
 - Ken Davidson with 20.90% of the vote will serve a two year term (exp. 2008)
 - Michael O’Neill will serve a one year term (exp. 2007)
- Brief history
 - AD Holdings
 - Banking/financial resources
- The way forward
 - New board (elections at the end of the meeting)
 - Four open slots
 - New board and old board will meet within the next week to discuss hand off of materials and responsibilities
 - New management company update (Brian Wrenn)
 - Three proposals
 - New Washington Land
 - Chatel
 - Vista
- Proposals for new board members
 - Legal action against AD (background/case)

- First floor hallway improvements
 - Storage
 - New key entry system (Castle Card System)
 - Improved security measures
 - Rooftop deck
 - Quarterly community meetings
 - Propose to management company to conduct an engineering assessment of the building
- Extra master keys
 - Copies available for sale after meeting
- Condo fees
 - Always due by the 10th of each month; made payable to Majestic Condo Association; mailed to Tegan Karl
 - Condo fee reductions were brought up. However, it will be up to the new board, new management company, and based on their assessment of the status of the reserves, what action should be taken in regard to condo fees
- Website/Community List
 - Update from Brian and Anand
 - majestic-board@yahoogroup.com
 - majestic-community@yahoogroups.com
 - <http://www.wrenncom.com/majestic/>
- Construction next door + building improvements
 - Keep your eyes open about damage caused by construction next door
 - Alert board members of any noticeable improvements you feel should be made to the building (e.g. baseboard molding)
- Committee assignments
 - Beautification (to supplement landscapers)
 - Newsletter/Website
 - Social events
 - Community (Columbia Heights updates – for quarterly meetings/Website)
 - Amenities (e.g. rooftop deck, storage, workout room)
- Q&A