

Windridge Co-Owners Association  
2017 Annual Membership Meeting  
Sunday, December 10, 2017  
Laurel Hall at Phi Kappa Psi National Headquarters  
1:00 p.m.

**Vision Statement:**

***Windridge Condominiums will be a preferred residential community that is naturally beautiful, friendly, diverse, secure, thriving and influential in the Millersville area.***

**Attendance:**

Board Members – Elle Keppler, President; Vicki Eident, Vice President; Tom Eggers, Treasurer; Jane Loiselle, Secretary; Bill Pert, Eileen Scott, Mike McCracken, Bev Watkins and Charlie Boyle.

Staff – Doug Beyers, Property manager, Darcy Heyerdahl, Office manager, and Laura Tomlin, Accountant.

**Call to Order**

President Keppler called the meeting to order at 1:08 and announced that we have a quorum.

**Approval of December 11, 2016 Annual Meeting Minutes**

\*Kathleen Roman moved, 2<sup>nd</sup> by Ken Myers to dispense with the reading of the minutes for the 2016 Annual meeting and approve them as distributed.

Motion carried.

Treasurer Eggers presented 2017 Financial Update and 2018 Budget Proposal followed by Q&A.

President Keppler introduced the Board members with their liaison duties –

Eleanor Keppler - President, Personnel, Rules and Regulations, Cathedral H.S. Liaison

Vicki Eident - Vice President, Landscape and Social Liaison

Jane Loiselle - Secretary, Communications Liaison

Tom Eggers - Treasurer, Investment Liaison

Charles Boyle, Budget and Long Range Planning committee member

Michael McCracken, Insurance and Security Liaison

Bill Pert, Architectural and Maintenance & Grounds Liaison

Eileen Scott, Long Range Planning Liaison

Beverly Watkins, Budget and Neighborhoods Liaison

President Keppler recognized outgoing Board members Jane Loiselle & herself.

President Keppler introduced the Staff

Doug Beyers, Property Manager

Darcy Heyerdahl, Office Manager

Laura Tomlinson, Accountant

President Keppler thanked the Nominating committee members Sue Foxx and Karen Kuhn and introduced the four candidates for the Board of Directors -

Charles Boyle, Jon McGann, Ken Myers, Karen Shepherd

She reviewed the ballot and asked for any ballots not already submitted.

While the votes were being tallied:

1. President Keppler shared highlights of 2017:

- Developed a relevant strategic plan – thanked Jon Mc Gann
- Implemented the grievance policy to encourage compliance with covenants
- Updated the homeowners' manual
- Adopted policies for grills, satellite dishes, and dumpsters
- Improved the website
- Supported the newsletter – thanked Kathleen Roman
- Initiated new owner meetings and welcoming visits
- Revised the reserve fund plan to address drainage needs
- Continued to improve the landscaping – thanked Vicki Eident, Ken Myers and Glennda Mc Gann and the all the Landscape committee members.
- Collected data from a resident committee for long range planning
- Addressed security/safety issues – thanked our Neighborhood Watch coordinator Jim Loiselle

2. Property Manager Doug Beyers reviewed Major Capital Projects

3. President Keppler gave an update of our Cathedral litigation

**Results of the vote**

Secretary Loiselle announced the result of the election. Owners from 110 units voted.

1. The 2018 budget was approved with-  
102 units For; 6 units Against.

2. The Transfer of operating funds to our capital reserve fund was approved with-  
109 units For; 1 unit Against.

3. Election of Board of Directors (calculated by percentage according to the square footage formula)-

Charlie Boyle	43.05%	(96)
Karen Shepherd	39.58%	(90)
Jon McGann	33.45%	(74)
Ken Myers	22.60%	(52)

Boyle, Shepherd and McGann will serve as the class of 2020.

**Adjournment**

There being no further business, Keppler adjourned the 2017 Annual Meeting at 2:00pm, thanked the Social Committee for providing refreshments and invited all to enjoy the holiday social.