

## **2023 PTCA ANNUAL BOARD MEETING**

**November 16, 2023**

The November 16, 2023 PTCA Annual meeting was called to order at 6:10 PM by President Gary Brackett. This BOD meeting was held in person and via ZOOM. Board members present: Gary Brackett, Glenda Anderson, Daniel Dressler, Suzyn Daniel and Mike Maring. Jari Philips and Michelle Saulina present from The Management Trust attended via ZOOM.

### **Attendance**

Attendance was taken by Jari Philips and Michelle Solina, including proxies. There were 28.42% of owners in attendance or proxied.

### **BUDGET MEETING Overview and 2024 Ratification**

Gary opened up the floor for questions about the previously approved budget from our October meeting. The budget was previously approved, and this meeting isn't to adjust that but to ratify the budget.

The floor was opened to vote to reject the budget as approved by the board, no votes to reject and thus 51% requirement not met, so the budget moves forward as ratified.

Daniel Dresler moved to adjourn the meeting at 6:25 PM, all voted to adjourn the budget meeting.

### **ANNUAL MEETING**

Gary opened the annual meeting at 6:30 PM.

We have a quorum of 28.42%, which is more than the 25% required.

### **Approval of 2022 Annual Meeting Minutes**

Glenda moved to approve the 2022 annual meeting minutes. Approved by all board members in attendance.

### **Election of Directors and Voting**

Two positions are up for vote - Vice President and Member at Large.

Nominations are open for these two positions. Mike Maring nominated Suzyn to continue to fill the position she has been in as interim-Member at large. Daniel Dresler was nominated to Continue his position but has declined.

Gerry nominated himself to the board which was accepted.

Vote to approve Suzyn and Gerry to the positions was unanimous by all in attendance and proxies.

## **IRS Resolution**

Regarding the end of 2023, if there are extra funds in the operating account it will get rolled into 2024 or refunded back to homeowners if there's a significant amount. It will be rolled over.

Motion by Gary to approve; approved by all

## **Homeowners Forum/Questions and Answers**

No questions from the audience

Gary wanted to share a few things:

The small elevator in the building is currently out. The motor for it is currently broken and we have given approval for it to be removed, repaired and replaced. It will take 4-6 weeks and will cost about \$30k which will come from our Reserve fund. The previous occurrence when this happened to another elevator was in 2016. Normal life for a motor is 15-25 years, so this is within expectations.

## **Appointment of Officers**

Gary will remain President

Gerry will become Vice President

Glenda will remain Treasurer

Suzyn will take on Secretary

Mike will become Member at Large

Annual meeting adjourned at 7:30 PM

Respectfully submitted,

Mike Maring, Secretary