

**Capstone Townhouse Association
Minutes of the Annual Meeting**

October 30, 2006

Unit	Proxy Given To	Here in Person
1		Dickson
2	Dickson	
3	Dickson	
4		LeVarn
5	Boymer	
6		Boymer
Totals 6 of 6 Present	3	3

Roll Call, Call to Order and Verification of Quorum

Dale Bugby, as manager of the Association verified the proxies and a quorum was established at 6:05 PM

Notice of Meeting

Notices of the meeting were mailed to all members of record on October 7, 2006.

Old Business

Approval of annual meeting minutes held 9/28/2005. Motion passed.

New Business

Vistar Real Estate gave a management report by Dale Bugby its President.

The balance sheet showed savings of \$11,562.86 as of 8/31/2006. The Association is finally starting to build up money toward reserves. There are no dues delinquencies. Year to date the Association is \$4,467 over budget on expenses due to roofing repairs and roof consulting costs. Most of the other line items are close to budget. No operating increase was proposed for the 2007 budget. The planned surplus from 2006 will be negated by the roofing repairs. The roof on unit 1&2 is still in small claims litigation and continues to leak. The remaining roofs are in poor condition and will need to be replaced in the near future. A motion was made to replace all six roofs at the same time next spring. A special assessment of \$6,000 per unit will be due no later than 4/30/07. Motion passed.

Budget Approval. A motion was made to approve the budget for 2007. There will be no dues increase for operations. The special assessment of \$6,000 per unit for new roofs

will be due on 4/30/07. Monthly payments can be made in advance if someone desires.
Motion passed.

Senate Bill 100-2005. In order to fully comply with the disclosure requirements of this statute a new website was developed. www.capstonehomeowners.com has all of the Association documents recorded on the site for viewing.

Parking lot crack fill. Vistar will try to fill some of the larger cracks yet this fall.

Roofing Bids for 2007. Bids and specifications will be planned for new roof installations around May of 2007.

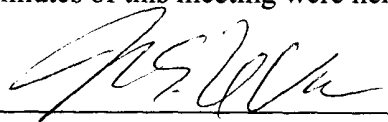
Painting. Painting the building may want to be done with the re-roofing in 2007. Bids will be taken. Current reserves may be adequate for the cost.

Election of Three Board Members. Nominations for Board members were taken. Marc LeVarn, Bob Boymer, and Phyllis Dickson were nominated. All three were elected to one year terms. The Board voted to elect officers as follows: Marc LeVarn, President. Phyllis Dickson, Treasurer. Bob Boymer, Secretary.

Annual Meeting 2007. No date was set yet for the 2007 meeting. The Board will need to meet in the spring to discuss roofing bids.

Motion to Adjourn. The meeting was adjourned at 7:01 PM

The minutes of this meeting were hereby approved by the Membership on this date:


Secretary

3/14/08
Date