

**Approved 12.20.20**

**GOLD BELT CONDOMINIUM ASSOCIATION  
ANNUAL HOA MEETING  
December 20, 2019 at 3:00 PM  
Conference Number: 605-472-5326 Password: 769832#**

**MINUTES**

1. Roll call and determination of quorum (one vote per unit): Owners present: Cris Mitchell, Suzanne James, Kim Hoffman  
Also present: Judi Balkind, HOA Manager  
Kim Hoffman called the meeting to order.
2. Approve Notice of Meeting: Kim Hoffman made a motion to approve the meeting notice. Suzanne James seconded and the motion passed.
3. Approve Annual Meeting Minutes of December 19, 2018. Kim Hoffman made a motion to approve the minutes of December 19, 2018. Suzanne James seconded and the motion passed.
4. Elect Directors and Officers. Kim Hoffman made a motion to keep the same Board Directors. Cris Mitchell seconded and the motion passed.  
Kim Hoffman, President  
Cris Mitchell, Secretary/Treasurer  
John Johnson, Vice President
5. Unfinished Business:
  - a. Financial Review 2019. Judi Balkind presented the 2019 financials to the members. Discussion ensued. Financial accepted with not changes.
  - b. Lien on Marta Unnar/Chance Leoff unit –Update: Judi Balkind provided an update to the members.
6. New Business:
  - a. Approve Budget for 2020: Judi Balkind presented the proposed 2020 budget to the members. Discussion ensued. Cris Mitchell made a motion to accept the proposed 2020 Budget with a 10% Reserve. Kim Hoffman seconded and the motion passed.
    - Increase in repairs and maintenance
    - Property Management fee: Jarmik Property Management
    - Landscaping fee
    - Snow removal
    - Increase in water & sewer
    - Dynamic Fire Protection – Test & Inspection of system – should be a yearly test

- b. Capital expenditures versus maintenance – NO Capital reserve account at this point – do the members want to start one. See above 6.a.
- c. “Parking” and “Limited Common Areas”: Parking is tight so one owner cannot get in and out of their space, due to the other owner having a large vehicle. Discussion ensued. The affected owner would like to find some resolution in order to use their parking space. No resolution at this time, tabled for additional discussion.
- d. Fire Alarm Notification: Kim Hoffman agreed to be included in the notification list for fire alarm.
- e. New Gold Belt signage: Due to lack of funds this has been tabled to 2020.

7. Adjournment: Cris Mitchell adjourned the meeting.

Submitted by:

  
By: Judi Balkind  
Jarmik Property Management