

***APPROVED: 3.28.19***  
**ETTA PLACE TOO HOMEOWNERS ASSOCIATION**  
**SPECIAL MEMBERSHIP MEETING**  
**January 17, 2019**

1. Roll call, determination of quorum and certification of proxies. The following Board members were present in person or by teleconference: Jennifer Ito, Brendan Shine, Art Waldrop, Mike Syverson, Matt and Suzanne Haertzen, Karen Lawrence, Ashley Abdo, Scott Walters, Ellison Atkinson and Reagan Duncan Also present: Judi Balkind, HOA Manager Proxy for Gerry Esrick to Judi Balkind.  
A quorum was present and Jennifer Ito called the meeting to order.
2. Motion to approve the Notice of Meeting made by Art Waldrop. Brendan Shine seconded and the motion passed unanimously.
3. Motion to approve the Agenda of the Meeting made by Art Waldrop. Matt Haertzen seconded and the motion passed unanimously.
4. Jennifer Ito made a motion to table the approval of the 2018 Annual Minutes until 2019 Annual Meeting. Brendan seconded and the motion passed unanimously. Judi shared with the membership that the minutes can be assessed on her website:  
jarmikproperties.com
5. Business Items:  
Reserve Study: Karen Lawrence shared what the purpose of the Reserve Study is with the membership and the reasons we choose Association Reserves, the company we did to do the study. Jennifer read the notes provided by the Board to the membership. She stressed that this is just a discussion period and no vote will be taken at this time. Jennifer instructed the membership to ready their questions and comments.

Matt Haertzen: Pleased with the study and raised a question regarding amenities, specifically the pool.

Ashley Abdo: Comment regarding the risk tolerance for EPT in relationship to the study.

Brendan Shine shared his thoughts regarding the study. Brendan's opinion does differ, based on his expertise, regarding some of the items. Feels that we should evaluate each item one at a time and determine if we want to increase our assessments to help fund some of the items we agree to, or wait and use a special assessment. Discussion ensued with several members as well as Reagan Duncan, Art Waldrop and Ellison Atkinson sharing their thoughts. Request was made that more notice be given for the next HOA meeting. Comment was made reminding everyone that the numbers provided for repair are only estimates and not hard numbers. Study recommends 10% increases in funds being put into the reserves over next 5 years and then 3% annually in order to cover the costs of projected repairs. Judi provided an overview to the members regarding funding of various projects for the HOA and the benefits of the study. The study recommends an

increase from \$2300/mo to \$2500/mo in the reserves. Additional discussion ensued regarding various options and items recommended for repair.

It was clarified that at the Annual Meeting a proposed budget for 2019 will be presented identifying any specific projects earmarked for 2019.

6. Jennifer Ito made a motion to adjourn the meeting.

Respectfully submitted,

By: *Judith Balkind*  
Jarmik Property Management, Inc.