

**Minutes of the 2018 Annual Meeting of the  
Board of Directors of the Wawasee Spink Condominium Owners  
Association**

**Held on June 2, 2018**

The Annual Meeting of the Board of Directors of the Wawasee Spink Condominium Homeowners Association was held in the Commons Area on June 2, 2018 at 10:15 a.m. The meeting was called in accordance with the Bylaws and further pursuant to notice given to each Board Member prior to the meeting. All Members were present in person except for Steve Brody and Don Ratliff.

Bill McCabe served as Chairman of the meeting. He, along with Lee Theis and Lisa Hill, waived any defects of notice by their presence.

It was noted for the record that any of the Condominium Homeowners could stay but could only observe the meeting as interested members. It was further noted for the record that the meeting minutes would be taken and prepared, and that a copy of the meeting minutes along with all attachments will be kept in the record book. Chairman McCabe requested that a copy of the Agenda be approved for the meeting. A copy of said Agenda is attached to these minutes and incorporated by reference. Upon motion by Lee Theis and seconded by Lisa Hill the Agenda was unanimously approved.

**RECORDING OF PROCEEDING AND MINUTES:**

Chairman McCabe asked Lee Theis to report on the minutes of last meeting of the Board of Directors. These minutes had been previously distributed to each of the Board Members. The Chairman asked if there were any corrections, additions, or deletions in regard to these minutes. There being none and upon motion made by Lisa Hill and seconded by Lee Theis, the Board unanimously accepted and declared the minutes for the last meeting approved, ratified and confirmed.

**ELECTION OF OFFICERS:**

Chairman McCabe stated that the next order of business was to elect the officers for the forthcoming year or until their successors are duly qualified. Chairman McCabe nominated the following persons to serve as officers for the 2018-2019 year or until their successors can

be duly qualified and elected: President Bill McCabe, Vice President Lee Theis, Treasurer Don Ratliff and Secretary Steve Brody. Chairman McCabe requested a vote to elect the persons so nominated. The Board Members present voted unanimously in favor of those persons nominated to serve in their respective offices and Chairman McCabe then declared that the officers so elected would serve for the 2018-2019 year or until their successors could be duly qualified and elected. Chairman McCabe then declared that in addition to the elected officers, Lisa Hill will serve as a Board Member and the elected officers will commence their duties immediately.

### **RATIFICATION OF ANNUAL MEMBERSHIP MEETING MATTERS:**

Chairman McCabe noted that the Board Members were present at the just adjourned Annual Meeting of the Homeowners Association. Therefore, it would not be necessary to repeat or duplicate matters discussed at that meeting other than formal approval by the Board of the budget, capital expenditures and capital replacement reserves. After discussion and upon motion by Lee Theis and seconded by Lisa Hill, the following resolutions were unanimously approved by all Board Members present.

**RESOLVED:** That the Board of Directors ratify the actions, resolutions, approvals, elections and all other matters that occurred at the Annual Homeowners Meeting held just prior to this Annual Meeting of the Board of Directors.

**RESOLVED:** That the Board of Directors will continue to follow up on recommendations and suggestions discussed at the Annual Homeowners Meeting.

### **BUDGET APPROVAL:**

Vice President Lee Theis, a member of the Budget Committee, recommended that the proposed budget for the 2018-2019 year be approved. After discussion and upon a motion by Lisa Hill and seconded by Lee Theis, the following resolutions were unanimously approved by all Board Members present.

**RESOLVED:** That the proposed 2019-2019 budget as submitted and discussed at the Annual Homeowners Meeting is approved, ratified and confirmed and the proposed budget will be incorporated by reference into the minutes of the Annual Homeowners Meeting.

**RESOLVED:** That the budget report as submitted by the Budget Committee for the proposed income and expenditure items for the year 2018-2019 is approved, ratified

and confirmed, subject to amendment or adjustment as may be required at a later meeting of the Board of Directors.

**RESOLVED:** That 10% of the Association membership dues shall be set aside and reserved for capital expenditures in accordance with the appropriate provisions of the Indiana Horizontal Property Act (Condominium Law).

**RATIFICATION RESOLUTIONS:**

Chairman McCabe asked for a motion concerning ratification of certain acts, decisions, expenditures and activities of the Officers of the Associations since the last annual meeting held in 2017. Upon motion by Lisa Hill and seconded by Lee Theis, all Board Members voting in person unanimously approved the following resolution:

**RESOLVED:** That all purchases, contracts, contributions, compensations, acts, decisions, proceedings, elections, expenditures paid or approved, capital improvements made, repairs made and appointments, approved by the Directors and Officers of the Associations from June, 2017 through June, 2018, together with all budget matters approved by the Board from June, 2017 through June, 2018 are approved, ratified and confirmed.

**RESOLVED:** That the proposed budget recommended by the Board and Budget Committee for 2018-2019 is hereby accepted, ratified and approved.

**COMMITTEE APPOINTMENTS:**

Chairman McCabe suggested that the following Committee Chair appointments be made for the 2018-2019 year:

Budget Committee	Don Ratliff
Insurance Committee	Steve Brody
Social Committee	June Miller
Building/Pier Committee	Don Ratliff
Grounds	Jim Beck
Rules	Lee Theis

Upon motion by Lisa Hill and seconded by Lee Theis, all Board Members voting in person unanimously approved the Committee Chair appointments.

**SETTING OF FALL DIRECTORS SEMI-ANNUAL MEETING AND OTHER DIRECTORS MEETINGS:**

The Board Members agreed that they will meet from time to time on an informal basis or by phone as needed. The Board unanimously set the 2018 Semi-Annual Meeting of the Board of Directors to be held on Saturday, September 8, 2018 in the Commons Area. PLEASE NOTE: DUE TO INABILITY TO HAVE A QUORUM ON SEPTEMBER 8, BOARD MEMBERS AND HOMEOWNERS WERE SUBSEQUENTLY NOTIFIED THAT THE FALL MEETING WILL BE HELD ON SEPTEMBER 1, 2018 AT 9:00 AM IN THE COMMONS AREA. It was noted that members of the Association are welcomed to attend the Board meeting as interested members.

**CONCLUDING BUSINESS MATTERS:**

Chairman McCabe asked if there were any matters of business to come before the Board. There being none, the meeting was adjourned by unanimous vote, sine die, at 10:30 a.m.

---

Steve Brody, Secretary of the Board of Directors  
Wawasee Spink Condominium Homeowners Association