

# Country Square Condominium Association

PO Box 92130 | Anchorage, AK 99509

## Annual Owners Meeting Minutes

October 23, 2023 - 5:04pm - Hosted via Zoom

### I. Check In

Christina Jones (PMSI) was in attendance as well as the following Owners through Zoom:

Barbara Ramsey #205  
Shana Ackles #502  
Diane Hodge #305  
Daphne Mikes #504  
Ljiljana Rezic #406

Angela Southwould #501  
John Ho #102, #202  
Shelley Schroeder #708  
Roberto Laderosa #604  
Craig Mead #304

**Derrick (?) #704**  
Leslie Kramer #601  
Elaine Hildahl #402

Verified proxies of units: 101, 105, 106, 204, 207, 307, 308, 602, 607, 708 (Secretary has a copy of proxies.)

### II. Call to order

A Quorum was confirmed with 14 unit owners present at the meeting and 11 proxies. Notice of the annual meeting was mailed to all owners on 9/6/23; emailed 9/16; in the October billing; and emailed 10/23/23. It was also posted on Facebook Country Square Group on 10/9/23 and 10/20/23.

### III. Approval of Previous Owners Meeting Minutes

A motion was made by Shana and seconded by John to approve the October 4, 2022 Annual Board meeting minutes with changes. After no further discussion the motion passed with only Shelley abstaining.

### IV. President's Report (Barbara Ramsey #205)

We've accomplished a lot this year to be proud of! Thank you to everyone who helped! Board Members who made the hard decisions, and especially those who went the extra mile like John with painting, lights and many other things, Diane with weeding; plus Homeowners like Linda and David Elbow (308), Pam Schlenk (207), Michael Swanson (602) to name a few.

Big projects tackled this year:

New management - cost less/more help  
House Rules Revised  
Start of the reachable paint projects  
Stair brackets to be replaced  
Garage vent fans  
Garage doors to be installed 3011/3021

Concrete/Asphalt repair  
Budget/Reallocation of reserves  
3001 Landings in process  
Rapid repair responses to minimize damages/costs

### V. Election of Board

The floor was open for nomination, and all of the current board, except Shelley (due to time constraints), had indicated they would be willing to serve another year.

# Country Square Condominium Association

---

PO Box 92130 | Anchorage, AK 99509

John suggested the Board should consist of at least one member from each Building to ensure adequate representation. Shelley indicated that since 2000 there had only been 5 board members as noted in the Phase 1 portion of the ByLaws. With meeting minutes missing from the late 1970's to 2000's, Barbara and Shana felt once Phase 2 was added it was more than likely the 5 member threshold had increased and a precedent had been set. The maximum allowed by the By-Laws is 11 board members once Phase 2 was added. Concern was expressed that with only 5 board members, a majority of 3 would be deciding the direction of 56 units. The recent surge in owners willing to serve on the Board should be viewed as a positive for the Association, not a negative.

John suggested nominating the current 8 board members willing to continue serving, and Leslie Kramer, with a vacancy available for building 3061 (which is currently not represented among the group of 9). The motion was made by Shana and seconded by John. Of the owners present, 9 votes approved, 1 opposed, and 4 abstained. The motion passed.

The 2023/2024 Board of Directors are:

Barbara Ramsey #205

Shana Ackles #502

Diane Hodge #305

Daphne Mikes #504

John Ho #102, #202

Leslie Kramer #601

Ljiljana Rezic #406

Angela Southwold #501

Adrianna Schultz #201

Vacant

During discussion it was suggested in the coming year the Board work towards getting a Quorum vote of owners to reconfirm the 11 maximum board of directors, and to include any other issues that need to be updated in the By-Laws.

## VI. Unfinished Business

Christina will confirm that lock pick protection has been installed on all garage doors.

The fall clean up did not include leaf removal.

Pruning was not done this year, and will be scheduled for next year.

## VII. New Business

2023 Approved Budget - dues increased by \$25 only.

Continuing to do what we can to keep dues low:

DYI among Board members minor maintenance

Competitive bids for work

Deferred Maintenance issues before they become bigger problems

## VIII. Meeting Adjourned at 6:01 and the Directors meet immediately afterwards to elect officers.