**Call to Order and Roll Call**

Meeting was called to order at 7:04 PM by Jim Sherer

Board Members: Jim Sherer (38) and Bob Poklop (4)

Homeowners: Lorretta Langer (19) and Horst Stange (55)

Bluestone Management Co.: Rick Virgil and Brian Arnold

**Appointment of Ballot Inspectors**

Rick Virgil was appointed to handle this task.

*Jim moved to approve Inspectors Report.
Bob seconded.*

*All in favor, motion was approved.*

**Confirmation of Quorum**

Quorum is confirmed by the presence of owners and proxy ballots (15)

**Reading of Minutes of Previous Meeting (Or Waiver) and Approval**
Reading of 01\_16\_2018 Board Meeting minutes was waived.
*Bob moved to approve minutes.
Jim seconded.*

*All in favor, motion was approved.*

**Election of Board**

1. Nominees – Horst Stange and Jim Sherer
2. Floor Nominations – None
3. Nominee Presentations (3 min) – None
4. Vote – 15 votes for all
5. Two positions, two nominations.

**Financial Report**

As of 12/31/2018 our accounts are as follows: Reserve $61,844.19 + Checking $30,435.05 = Total $92,279.24. Budget was .5% over on projected income.

*Jim moved to approve Financial Report.
Bob seconded.*

*All in favor, motion was approved.*

**Management Report**

1. Alarm Monitoring Maintenance Company Switch – Tyco was removed and replaced by FSS for fire alarm monitoring. No discount for volume and no option to purchase radios. Monitoring fee raised by $3,100 due to the switch. This was a forced non-negotiable change from the Village even thought attempts by Bluestone and Jim were met with no options other than the presented one.
2. Foreclosed Unit – Note from attorney that the notice from the Bank for judicial sale will be happening in the next few months. We will then have to notify current renter, but that was part of the short-term lease requirements. We are hoping it will take a few more months so we can attempt to reconcile back dues.
3. Ice Melt – Buckets have been distributed. If your buckets get low or empty, please alert Bluestone.
4. Parking – Snow pile parking. Note from Jim to community will be sent as a reminder about snow parking area. This will also be posted on the Association Website.
5. Maintenance Staff – Virgil is no longer with us. He has been replaced by a gentleman by the name of Patrick. Brian has passed all his requirements for licensing and will be picking up management of the association going forward.

*Jim moved to approve Management Report.
Bob seconded.*

*All in favor, motion was approved.*

**Inspectors Report**

No other candidates. Jim Sherer and Horst Strange have been elected to the board. Congratulations to Horst as new board member joining Bob and Jim. We want to thank Chris for his time on the board and appreciate his service to the community.

Board Positions

Jim Sherer – President

Bob Poklop – Treasurer

Horst Stange – Secretary

*Jim moved to approve Inspectors Report.
Bob seconded.*

*All in favor, motion was approved.*

**Homeowners Forum**

A couple of maintenance issues were reported and recorded by Bluestone to address.

**Upcoming Meetings**

4/09/2019, 6/4/2019, 10/1/2019 draft budget, 12/3/2019 budget approval. All meetings will be at 7 PM.

**Motion to Adjourn**

*Jim moved to adjourn at 7:45 PM*

*Bob seconded*

*All in favor, motion was approved.*