



**GARDEN PARK VILLAGE & GARDEN PARK CONDOMINIUM  
ASSOCIATION'S  
2014 ANNUAL MEETING MINUTES  
DECEMBER 4, 2014**

The Annual Meeting of the Garden Park Village and Garden Park Condominium Association's was held Thursday, December 4, 2014 at the Garden Park Clubhouse.

**Board of Directors present were:**

Ty McCutcheon, President  
Chris Gamvroulas, Secretary

**Management Company present were:**

Suzanne Thomas, Association Manager  
Katee Desmarais, Administrative Coordinator

**Board of Directors excused were:**

Gary Langston, Treasurer

**Call to Order:**

- Ty McCutcheon called the meeting to order at 6:01 PM.

**Zero Harm Share:**

A discussion was held regarding things that everyone can do to stay healthy during the flu season.

**Introduction of Board Members and Management Team:**

- Board of Director Members and Management Team introduced themselves.

**Certificate of Quorum:**

- Quorum was met with 26.88% of the members present.

**Meeting Minutes:**

**Motion:** A motion was made by Peggy Christensen, seconded by Roger Morrow and unanimously carried to approve the minutes from the February 10, 2014, Annual Meeting as written.

**President's Message:**

Ty McCutcheon, President, began by presenting 2014 accomplishments.

- Successfulness of the Landscape Committee
- Plant & Mulch Replenishment Program
- Townhall Meeting for Residents to Provide Common Area Development Feedback
- Refined Building Turnover Process

Ty continued to announce current projects/goals for 2015:

- Growth to northwest area within Garden Park
- New park planned for next summer
- Continuing to be cautious with the financials and reserves budget

Ty McCutcheon closed his presentation by thanking everyone for their continued engagement and feedback within the community.

**Community Report:**

Suzanne Thomas, Association Manager, expressed appreciation to the Landscape Committee Member volunteers and thanked them for their service to the association.

Joe Manelle, Landscape Committee Member, briefly discussed some items that the Landscape Committee would like to work on in 2015 that include adding 1-2 more committee members, working with LMS on landscaping service levels and helping to set resident expectations as well as gaining a better understanding of the new yard landscape installation process.

Suzanne continued the presentation with a reviewed the accomplishments made in 2014.

- Landscape Committee
- Garden Park Clubhouse
- LiveDAYBREAK Sponsorships & Events

Suzanne continued the presentation with a look ahead to goals and projects for 2015.

- Landscape Committee
- Front Desk Staffing
- Programs & Events
- Parks

Chris Gamvroulas, Board of Directors Secretary, discussed some of the feedback that was received from Garden Park residents regarding the park space behind the Clubhouse. While this is still in the planning stages, he presented some of the plans that have been drafted to the residents in attendance.

**Open Question and Answer Forum:**

The homeowners were then offered an opportunity to present comments and questions to the Board of Directors. Residents made comments on the following topics:

1. Having a dog park considered being put in one of the future common area spaces.
2. Pet waste stations
3. CenturyLink Contract
4. TV Service in the gym
5. Light concerns in the condo hallways
6. Types of trees that will be planted in the common areas

**Adjourn:**

The meeting adjourned at 6:50 PM.

Approved and respectfully submitted by Ty McCutcheon, President, Garden Park Village Association.

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Ty McCutcheon, President

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Date

DRAFT