



May 7, 2016

Dear Mountain River East Condominium Association Member,

Our Association's Annual Meeting will be held on **Saturday, May 28, 2016**. The agenda this year is relatively light as we've had a mostly uneventful year, we are on track for our immediate and long term financial goals, and routine maintenance projects are already underway.

We will review the Association financials for the past fiscal year along with the proposed budget for the current fiscal year as well as the long term capital plan. The Board will provide an update on the status of building repairs, dryer vent repairs, painting, water system repairs, grounds maintenance, and other projects that are either proposed or already underway.

We will also review the dog registration requirements for this year and highlight some parking issues that we encountered over the winter. Everyone will have an opportunity to discuss these topics and provide input on how they are dealt with by the Association.

This meeting is also your opportunity to learn about and discuss the financial decisions affecting the operation of the Association. As noted on your April invoice, the Board is again recommending an operating budget that does not increase condo fees. We've recently negotiated an expanded Cable and Internet contract that resulted in virtually no additional cost to our members. We are ahead of our Major Maintenance Reserve projections and we continue to improve our complex. These improvements include amenities such as a new spa heater, new pumps for the pool, tree replacements, drainage culvert repairs, screening shrubs, and guard rails to name just a few. This is an exciting time for our Association: we are actively improving the complex, adding to our reserves, and holding the line on costs to our members. None of this would be possible without all of the time and energy that our Board members devote on behalf of the Association. Nor would it be possible without the constant care and attention that we receive from our Management Company.

In order to make the meeting as productive as possible (and to minimize our time indoors on the first weekend of summer) we will adhere to parliamentary procedures (aka "Robert's Rules") for the conduct of the meeting. As usual, we will be having our **coffee social from 9:00 to 9:30** and we ask that the owners in buildings 27, 106, 79, and 51 (1, 3, 5, and 7 under the original numbering scheme) bring some goodies - next year the other buildings will have their turn. As always, coffee and associated condiments will be provided by the Association.

The coffee social will end and the meeting will begin promptly at 9:30. On behalf of the Board of Directors, I hope to see you there.

Tim Duggan
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