



May 6, 2017

Dear Mountain River East Condominium Association Member,

Our Association's Annual Meeting will be held on **Saturday, May 27, 2017**. The agenda this year is again 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, go over the proposed budget for the current fiscal year, and we'll discuss the long term capital plan. The Board will provide an update on the status of building repairs, painting, water system repairs, grounds maintenance, and other projects that are either proposed or already underway.

This meeting is also your opportunity to learn about, and provide input to, 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 are ahead of our Major Maintenance Reserve projections and we continue to improve our complex. These improvements include items such as the refurbishment of the sign at our entrance, new pumps for the pool, tree removals and replacements, and water system improvements. We are actively improving the complex, adding substantially 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 your volunteer 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.

A group of Association members has proposed a change to the Declaration that would remove the existing prohibition on rentals less than 30 days long and would replace it with procedures to govern short term rentals. We will be conducting an official vote on this proposal at this meeting. All members who are unable to attend the meeting are encouraged to designate a proxy in order to have their vote counted.

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 owners with unit numbers in the teens, thirties, fifties, and seventies 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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