

**MAJESTIC PLAZA ASSOCIATION
ANNUAL MEETING OF OWNERS
MONDAY, DECEMBER 16, 2024 – 9:00 A.M. (MT)
VIA ZOOM**

Present: Doug D’Apuzzo
 June D’Apuzzo
 Chris & Kiley Sahr
 Conrad Kaul and Carrie Wallace
 Dillon Brown
 Ryan Darby, Toad Property Management
 Rob Harper, Toad Property Management

Doug called the meeting to order at 9:10 a.m. and Ryan confirmed a quorum. Notice of the meeting had been sent on December 6, 2024.

Ryan agreed to amend the January 2024 minutes to reflect a request was made to plug the Christmas light back in, not to have those lights removed. Doug made a motion to approve the January 4, 2024 meeting minutes. June seconded the motion and it was unanimously approved.

Ryan introduced himself and said he had recently joined Toad and encouraged owners to reach out to him with questions or concerns.

Prior to the meeting a financial report and 2025 Budget had been distributed to all owners. A special assessment of \$15,000 had been necessary during 2024 to cover expenses and the dues for 2025 had been increased, by approximately 4%, to cover the operating expenses without the need for another special assessment. The Association did not have any common area cleaning and individual owners would be responsible for that cost.

Doug made a motion to ratify the 2025 Budget as presented. Kiley seconded the motion and it was unanimously approved.

The current Board consisted of Leonard Ossorio, Doug D’Apuzzo and June D’Apuzzo with terms expiring in 2025. Doug explained the Bylaws allowed up to seven Board members and encouraged interested owners to join the Board. As there were no volunteers at the meeting Ryan said he would reach out to all owners asking for volunteers to expand the Board.

Ryan agreed to have the sidewalks cleared of snow around the Rocking Horse Building and make sure the sidewalks were cleared when necessary during the Winter.

Christmas lights had been plugged in and attempts were being made to resolve an issue with those lights.

The next meeting was scheduled for December 8, 2025 at 9:00 a.m. (MT).

At 9:35 a.m. June made a motion to adjourn the meeting. Kiley seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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