

**Twin Gables**  
**December 4, 2018 Annual Meeting Minutes DRAFT**

In attendance:

Larion Hostetler

Andrea Konstant, Matchbox Realty

Donna Kelley, Matchbox Realty

Andrea Konstant called the meeting to order at 5:50 pm.

Proof of Notice given by Andrea Konstant; notice sent 11/5/18 as required to all owners.

Quorum was reached with attendance of Larion Hostetler (3 units) and Hilton and Torres proxies.

The minutes for the 2017 Annual Meeting were reviewed and approved.

Andrea presented the financials; assessments will remain at the current level. The 2019 Budget was approved with minor edits.

Larion reported some bulk trash items near the dumpster. Matchbox to have those picked up as soon as possible.

Election of officers; Larion to remain on Board; Matchbox to check on Doris Foltz' willingness to remain on Board, and check with Emily Hammer to follow up with previous mention of serving. (After the meeting, Doris Foltz confirmed her willingness to continue on the board.)

Larion asked that Matchbox follow-up with the association's legal representative on the lawyer's and Matchbox suggestion for incorporating the association and creating written bylaws. Most other associations in Virginia have this, according to Matchbox. Costs were estimated by Matchbox to be well under \$1000 for this one-time activity

The meeting was adjourned at 6:20 pm.