

THE WORONZOF CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING MINUTES
NOVEMBER 23, 2004

The following owners were represented in person or by proxy: Cooper Leasing (2), Kron (3), Zimmerman, Butcher, Larsson (2) (for quorum only), Farkas (for quorum only), Miller, Lancaster (for quorum only), Shields, Martin, Owen/Blume, Metier, Motschenbacher (for quorum only), Richardson (for quorum only), Austin, Thompson (for quorum only), Fisher, Call, Enders, Alexander, Leaf (2), Tapp, Cornett (for quorum only).

With 28 units (77.19%) of the membership represented in person or by proxy, a quorum was established and the meeting was called to order by the President, Mike Zimmerman, at the hour of 6:00 p.m.

The minutes of the November 20, 2003 annual meeting were distributed and reviewed. Gloria Kron moved to approve the minutes as written. James Call 2nd the motion. The motion was approved.

Mike Zimmerman gave the President's report.

The 2004 year-to-date financial reports and reserve analysis were distributed and reviewed. The 2005 proposed operating budget was distributed and reviewed. Earl Metier moved to approve the financial reports. Gloria Kron 2nd the motion. The motion was approved.

The next item of business was the election of Directors. The floor was then opened for nominations and the following owners were nominated to the Board:

Mike Zimmerman
Ron Cooper
Joe Fisher
Earl Metier
James Call
Ed Enders (declined)
Gloria Kron (declined)

Being no further nominations, Ed Enders moved to close the floor. Gloria Kron 2nd the motion. The motion was approved. The owners nominated were elected to the Board by acclamation.

A brief discussion was held on the duct cleaning. Comments were made that some units had the smell of food when other units on the same floor were cooking.

Gloria Kron moved to approve the 2005 proposed operating budget as presented. Earl Metier 2nd the motion. The motion was approved.

A discussion was held on whether or not a \$50 no quorum fee should be charged to those units who have not attended the meeting or returned their proxy. Ed Enders moved not to charge the fee. Teresa Blume 2nd the motion. The motion failed with only 5 owners voting in favor.

Being no further business to come before the general membership to discuss at this time, the meeting was adjourned at the hour of 6:52 p.m.