

Carbondale Business and Lofts Condo Association  
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2023 Annual Meeting Minutes

The 2023 Annual Meeting of the Carbondale Business and Lofts Condo Association was held on December 13, 2023 via Zoom video conference. The meeting was called to order at 6:05pm.

- Roll Call / Check In:
  - A quorum of the membership was established.
- New Business
  - 2023 Budget
    - The proposed 2023 budget was reviewed and has an increase for all units. This increase is largely to account for increases in utilities and other normal inflationary cost increases. The budget was reviewed and approved.
  - 2023 Board of Directors
    - After discussion Adam Tessier, Brandon Harris and Leslie Fischbeck agreed to volunteer on the Board. A motion was made to approve the nominees which was seconded and approved unanimously.
  - Maintenance
    - The members present discussed several projects including possible roof leak detection inspection to try and determine the source of some of the historic roof leaks. The roof is not presently leaking but occasionally during heavy rains there are small leaks in several units. Pete Fowler is familiar with a company called Marti Martin who does leak detection services. They will be contacted to see about pricing for their services.
    - All other building maintenance seems normal and operating well.

With no additional business, the meeting was adjourned at 6:45pm

Respectfully,

Justin Windholz

