



Elite Association Management, LLC

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November 4, 2020

All Members of the Bakerview Townhomes Condominium Owners Association

RE: Annual General Meeting and Budget Ratification by Mail

Dear Association Member:

Due to the Covid-19 pandemic, the Bakerview Townhomes Annual General Meeting will be held by mail.

Enclosed you will find the 2021 budget which has been approved by your Board of Directors. There is no increase in the 2021 Operating Budget and an additional \$664.00 are being contributed to the Reserve Savings account. The annual Owner assessments for 2021 will remain the same as 2020 at \$176.00 per month.

The Annual General Meeting is still important and we hope you will participate and return your absentee ballot provided in this package.

- Notice of Meeting
- Absentee Ballot
- Minutes of the 2019 Annual General Meeting
- Issues and Resolutions
- 2021 Board Approved Budget with projected annual assessment per owner
- "CAI Rights and Responsibilities for Better Communities"
- Requested Unit Owner Information update form
- Financial reports for September 30, 2020
- Year ending December 31, 2020 Independent Auditor's Report

The Association had an audit of 2019. A copy of that audit is included in this package. The Board is recommending that Bakerview Townhomes waive an audit for 2020 and save the \$2025.00. To waive the annual audit requires 60% of owners to vote in favor of not having an audit.

In addition, the terms of three members will be elected to the Board of Directors. If you would be interested in running for a position on the Board of Directors, please contact our office or any Board Member prior to the Annual General Meeting.

Please review the material provided and vote for or against the resolutions on the ballot. Write your name, date, address, unit number and sign the absentee ballot. You can send the ballot via mail, email or fax to our office.

Please return the completed absentee ballot to our office no later than Wednesday, December 16, 2020.

Best regards,

Judy Hamner
Association Manager

Enclosure