

Blue Haven Condominiums Association

2026 Annual Meeting

Monday, February 9, 2026, at 6:00pm

Coralville Public Library

Meeting called to order at 6:05pm

Attendance: 5 plus Mariea Greenlee from Assurance Property Management.

Board President Emma Walls led the meeting.

Roll call & Certification of Proxies: 5 in person and 4 by proxy, for 9 total. Needed 17 for quorum, did not meet quorum. The meeting proceeded unofficially.

Proof of Notice Meeting Notice was noted.

Approval of prior meeting minutes: Read and Approved with no changes

Board Elections: Mary Carman doesn't want to continue. Margaret Yoder to continue on board. Emma Walls will trade off her position with her Husband Ryan Collins. Need one more volunteer for the board. Since no quorum, and no volunteers from those present, will send email asking for a volunteer to all unit owners. Will send ballot vote by email to all unit owners once we have a volunteer.

Items that were discussed:

1. 2026 Budget was reviewed. The board presented an amended budget based on dues income being increased to \$200 per unit monthly. It was determined that the new dues amount will allow approximately \$14,000 net income at the end of the year and those funds will be used to establish the required association reserve fund account. Dues were already increased to \$200.00/mo. effective 2/1/26.
2. Property Management report:
 - Doing your part to Maintain the Commons. Offensive Odors, or noises.
 - Loss Assessment: Highly recommend all unit owners contact their insurance to confirm or increase their Loss Assessment Coverage on their condo policies to at least \$5,711.00.
3. Pet Survey, unit owners are allowed ONE pet per unit. Unit owners should be petitioning board for new pets.
4. Unit 304-window was not fixed when the developer was fixing windows last year. The unit owners are in contact with developer to get that remedied.

Adjournment: 6:45pm

Respectfully submitted,

Mariea Greenlee
Association Manager