

**DRAFT – Subject to Change**

**Wells Street Tower Condominium Association Special Meeting Minutes**  
**December 10, 2005**

**CALL TO ORDER AND ROLL CALL 10:20 A.M.**

Board Members Present: James Canham, President, James Gallagher, 2<sup>nd</sup> Vice President, Nancy Nelson, Secretary, and Hedy Hall, Treasurer

Board Member Absent: Joseph English, 1st Vice President

Also present: Jermeise Steele, Property Manager

Special Meeting called for the purpose of approving the 2006 Operating Budget as presented to homeowners. The increase for 2006 is 2.99%, mainly due to increased natural gas costs. The Association is currently under a bulk gas agreement through April 2006 at a cost of 65 cents per therm. Current prices are almost double that amount.

The Special Assessment ended with the December, 2005 payment.

**NEW BUSINESS:**

Hedy Hall made a motion to approve the 2006 Operating Budget as presented to homeowners. Nancy Nelson seconded the motion and it was unanimously approved.

**ADJOURNMENT:**

Hedy Hall made a motion to adjourn meeting at 10:25 a.m., Jim Gallagher seconded, and it was unanimously approved.

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Nancy A. Nelson, Secretary