

HOA Board of Directors Meeting MINUTES
Feb 27, 2022 @ 1pm

- I. **CALL TO ORDER:** 1:06pm
- II. **ROLL CALL OF DIRECTORS:** All present: Pres. (P) Vince, Vice Pres. (VP) Keith, Treasurer (TR) Pam, Secretary (S) Jorge, Mbr at Large (ML) Claudia. Also present: 3 Owners
- III. **READING/APPROVAL OF LAST MEETING MINUTES**
S read minutes. Motion to approve by TR, 2nd by VP, none opposed. Approved.
- IV. **OPEN FORUM**
A. Unit 13 requested Termite Dmg Inspection
B. Unit 1 Water heater door on west patio badly deteriorated
- V. **FINANCIAL / MISC. REPORT(S)**
A. TR did not have report. Per M3 email we have \$70,455. in account.
- VI. **OLD BUSINESS**
A. A Unit's deck waterproofing and flashing repairs are still pending, Vendors not replying.
B. A Unit's main north deck overhead 17 foot beam repair / replacement is still pending. P will ask Owner to pay half due to numerous holes & negligent damage to the beam. P will contact Owner to discuss.
C. A Unit's stair joist repair still needs corrective work. Vendor is ill & not working..
D. A Unit's termite repairs that were previously approved are still pending completion. 4 ayes, 1 abstain (VP), approved. ML FORAC
E. Board election preparations. Flyer created by P seeking nominations will be edited by S & then P will post and distribute.
F. Rules and Regs Review. Ongoing, still need to post on the website. Consider Public zoom mtg for detailed review. Hard copies need to go to TR and Unit 13.
G. Information Item: A Unit needed emergency slab leak repairs and restoration; work is complete. Owner requested gas bill reimbursement, no motion to consider was received.
H. Information Item: R&R Violation Hearing results regarding a barking dog complaint. Board voted unanimously to initiate the fine process and review again in 3-4 weeks. VP FORAC.
- VII. **NEW BUSINESS**
A. Ivy overgrowth problem behind the Garages 38-56 Building. TR will ask gardners to address.
B. A Garage's perimeter cement has significant gaps that should be checked. Need to request Nat'l Concrete to inspect.
C. A Unit is requesting temporary emergency relief / waiver of late fees only (not dues). 4 ayes, 1 absent (S). VP FORAC.
D. A Unit's stairwell ledger board tops are unsealed and collecting water. Pending ID of a Vendor, VP will ask Owner to seek Vendor
E. HOA Board cell phone acquisition proposal. Tabled.
F. ML invited M3 to a future meeting (May?) to discuss financials.
- VIII. **SELECT DATE FOR NEXT MEETING** March 27 at 2pm. Adjourn 2:11pm