

**Meeting Info**

Topic:	Regular Board Meeting
Date:	OCTOBER 26, 2021
Time:	6:30 PM
Location:	Zoom
Minutes By:	Ted Frederick

**Participants**

	<b>BOARD:</b>		<b>OTHER ATTENDEES:</b>
	Ted Frederick Rich Warren Adam Jaffe Richard Morrell		

**Opening**

Call to order	Called to order at 6:32
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**Ratify minutes from special meetings**

Ted motioned to approve August 31 minutes	Seconded by Rich Warren and passed unanimously
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**Motion to appoint Richard Morrell as Nominating Committee Chair**

Ted motioned to appoint Richard as Nominating Committee chair in the wake of the resignation of previous chair	Seconded by Rich Warren and passed unanimously.
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**Update on open board seats**

Plan is to keep remaining 3-year-term board position vacant pending the 2022 election. No motion required as no action is taken.
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**2022 Dues**

Ted motioned for statutory 5% increase on 2022 dues to \$195 annually.

Seconded by Adam Jaffe Warren and passed unanimously.

**Financials**

- Still have over \$4,000 in past due receivables from homeowners with 2 members comprising half of that past due amount.
- Majority of past due amounts are for only 2<sup>nd</sup> half.
- Discussion with Javier Delgado about pursuing more aggressive collection action against the 2 most delinquent.
- Operating budget remains at approximately \$20,000 with an additional \$20,000 in reserve.

**Landscape**

- For the planned meter replacements Rich estimates \$1000 additional for landscape changes (oleander removal/replacement) and \$100 for photocells
- Motion to budget \$250 to troubleshoot lighting issues at 68<sup>th</sup> & Grandview – seconded by Ted Frederick and passed unanimously
- Rich advised the board that he would have a few out-of-pocket expenses due for reimbursement in November.

**Architecture**

- None

**Social**

- Kathy Mogalian is doing her Annual Holiday Food Drive and will be posting the event on Facebook and the Board will send flyer to the community.

**Annual Meeting**

- Annual meeting tentatively set for 1/31, however may move out to February due to Board participant conflict.
- The Board is aware that it typically falls on the 4<sup>th</sup> Monday, of January, however the Board is completely within its rights and abilities to adjust as needed.
- Ted has offered to continue on the Board as needed to the conclusion of his term in 2023.

**No closed session**

**Closing**

Next meeting	December 6, 2021 @ 6:30p via Zoom
Meeting end	8:28p