

**Meeting Info**

Topic:	Regular Board Meeting
Date:	SEPTEMBER 28, 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 Morell	None

**Opening**

Call to order	Called to order at 6:32

**Ratify minutes from last board meeting**

August minutes to be provided by next meeting	
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**Introduction of Tanya Luken as HOA accountant**

Tanya introduced her firm and board discussed specific needs and actions for standing up accounting systems.	Board to provide passwords, account info and spreadsheets to enable standing-up the accounting back-office.
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**Update on open board seat**

The remaining 3 year position would remain open until the January election.
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**Financials**

- Approximately 20 homeowners still owing for July dues.
- Total receivables approximately \$5,000 including fees and interest.
- 7 homeowners owing 1<sup>st</sup> half or earlier.
- 2 homeowners comprise 60% of the balance due to the HOA and collection activities will commence this fall if a payment plan or agreement is not met
- \$33k in operating funds and \$20k in reserve savings account

**Website**

- Final go-live slated for Nov/Dec after Accountants build back-office integrations for e-pay, self service, email, etc.
- May slip to 2022

**Landscape**

- Electrical pedestals may slip to late October/November timeframe
- Need to get across the oleander removal for the corners to ensure access.
- Couple of small leaks/valve issues addressed

**Architecture**

- Kings problem property has improved.
- Weeds continue to be a common problem in community, especially for vacant homes.
- 6732 E Sandra Ter car situation has not materially improved.

**Social**

- Fall social events may not happen due to lack of time to plan and holidays.
- Holiday Food Drive is an option

**Closed session started 7:15p****Closing**

Next meeting	October 26, 2021 @ 6:30p via Zoom
Meeting end	7:42