

Meeting Info

Topic:	Regular Board Meeting
Date:	AUGUST 31, 2021
Time:	6:30 PM
Location:	Zoom
Minutes By:	Ted Frederick

Participants

BOARD:	OTHER ATTENDEES:
Ted Frederick Rich Warran Adam Jaffee Richard Morell	None

Opening

Call to order	Called to order at 6:31

Ratify minutes from special meetings

Ted motioned to approve 7/27 board meeting minutes	Seconded by Rich Warren and passed unanimously
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Appoint Richard to remaining 1 yr board position

Ted motioned to add Richard Morell to the board for the remaining 1 year position	Seconded by Rich Warren and passed unanimously.
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Update on open board seat

Board discussed and determined that, due to lack of interest, the remaining 3 year position would remain open until the January election.

Ratify Tanya Luken as Accountant

Ted motioned to appoint Tanya Luken CPA and team as the HOA accountant. Fee structure is \$225 per month for accounting and ancillary support.	Seconded by Adam Jaffe and passed unanimously.
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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 1st 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
- \$35k in operating funds and \$20k in reserve savings account
- Auditor is back-burner'ed until Accounting and Operational systems stabilized

Website

- 80% completion on new website.
- Final go-live slated for November after Accountants build back-office integrations for e-pay, self service, email, etc.

Landscape

- Electrical pedestals to be replaced in October timeframe
- Under-street irrigation repair completed.
- Exploring cosmetic updates to corners – color, light lenses, new signage. Look to socialize a couple of options for the corners, gain community buy-in and do a representative 'test' corner in the fall.

Architecture

- Occasional issues with problem property on Kings – weeds, debris. Board will address with homeowner.
- With heavy monsoon, weeds have been a common problem in community.
- Homeowners expressed concern of continual used car lot situation on 6732 E Sandra. Board will investigate

Social

- TBD

Closed session started 7:10p

Closing

Next meeting	August 31, 2021 @ 6:30p via Zoom
Meeting end	7:20