

Minutes from the Board Meeting

9 January 24

Note: Meeting Held via ZOOM

Call to Order at __6:36 PM__

Rollcall

Felix McGee-Dinon	President	Present
Dave Stachura	Vice President	Present
Debra Jenkins	Secretary	Absent
Julio Suarez	Treasurer	Present
Dan Survillas	Member at Large	Present
Pete Cernicky	Member at Large	Present
TBD	Member at Large	N/A

Verification of Quorum: YES

Special Presentations (If any)

NONE

Approval of minutes from the December 2023 Board and Executive sessions.

Note: There were no Workshop meetings in October or November 23 and no Executive meeting in November,

Result: Motion made, seconded and passed unanimously

Office Report Review

Additional discussion and voting action, if any, from the Office Report as presented on January 9, 2024 Workshop meeting.

NONE

Motion to accept the Office Report of 9 January 2024 as presented in the Workshop Meeting of 9 January 2024

Result:

Motion made, seconded and passed unanimously

President's Report:

- Residents are communicating much more frequently on Zoom
- Pool project is on track to open on time in the spring.
- Thanks for Julio for accepting the position of Board Treasurer
- The President is looking forward to a less stressful 2024.

VP to call for a motion to approve the President's report as presented.

Result: Motion made, seconded and passed unanimously

Treasurer's Report

Treasurer's Comments on the 2024 Budget presented by the Treasurer, Julio Suarez:

Presentation as follows:

Treasury Account Updates as of 12/31/23

Checking	\$	80,969.66
Reserves (Also known as the Savings Account)	\$	121,373.53
Dues Still Owed (Also known as Receivables)	\$	86,964.18
Petty Cash	\$	96.32

Late Fees for the month of December	\$	1,325.00	
Prepaid Dues	\$	17,754.77	
ACC Violation Fines for the month of December			Not Recorded
Daily Pool Passes		N/A	
Seasonal Pool Passes		N/A	

President to call for a motion to approve the Treasurer’s report as presented.

Results: Motion made, seconded and passed unanimously

Committee Reports

ACC Committee Report as presented by the ACC liaison to the Board: VP, Dave Stachura

The President to call for a motion to continue violations carried over from December of 2023.

Result: Motion made, seconded and passed unanimously

Note: In 2024 the issue of lawn presentation will be looked at more closely than in 2023. In 2023 there was a great deal of leeway due to drought conditions.

President to call for a motion to approve the ACC report as presented.

Result: Motion made, seconded and passed Unanimously

Social Committee Report as presented by the Board liaison to the Social Committee, Julio Suarez:

Balance as of 12/31/23 - \$3041.10

Balance of the Social Committee Budget for 2024: \$9041.10

Additional information presented by the Board Liaison to the Social Committee is as follows:

- Update on all current, recent, and proposed future resident parties; dates and estimated cost.
- The Christmas “Hot Chocolate” event was very successful

Additional event planning is In-progress with a possible report in the Workshop or Board meeting in February.

The President to call for a motion to approve the Social Committee report as presented.

Result: Motion made, seconded and passed unanimously

OLD BUSINESS

6-7-23 Project Update from the January 9, 2024 Workshop

- Additional discussion or voting needed arising from the Office Report on the current Pool Project.

NONE

Note: Old Business regarding all pool issues have been tabled pending completion of the current pool Project.

NEW BUSINESS

6-7-23 Pool Project Update as of January 9th

- **All plumbing work completed**
- **Electrical materials are due to arrive, possible in late January**
- **All indications are that the pool should open on time this spring**

12-7-23 Board and Association Personnel Issues

Carol Kopka is nominated to the position of Member at Large replacing Sue Bauer for the duration of her term.

Vote for acceptance, by name as follows:

Felix McGee-Dinon	President	Yes
Dave Stachura	Vice President	Yes
Debra Jenkins	Secretary	Absent
Julio Suarez	Treasurer	Yes
Dan Survillas	Member at Large	Yes
Pete Cernicky	Member at Large	Yes
TBD	Member at Large	N/A

Result of vote: All are in favor

Carol is accepted to fulfill the term of Sue Bauer

Carol has accepted the position

- Additional discussions on the definition, formation, etc. regards the formation of a resident committee.

Tabled until the February Workshop Meeting

Petitions from the Public

Samples:

- Requests from the public to revisit the expense of clubhouse rentals
- Questions on participation requirements of events by residents
- Question on the need for a weekly clubhouse cleaning person

BOARD COMMENTS

Felix McGee-Dinon	President	None
Dave Stachura	Vice President	None
Debra Jenkins	Secretary	Absent
Julio Suarez	Treasurer	None
Dan Survillas	Member at Large	None
Pete Cernicky	Member at Large	None
TBD	Member at Large	N/A

President to call for a motion, if needed, to go into Executive Session.

Result: Motion made, seconded and passed unanimously

Board will return from the Executive Session Meeting for a formal adjournment of the Board Meeting of 9 January 24.

Next Meetings: February 6, 2024, 6 PM

Next Workshop and Board Meeting will be on **February 6, 2024**

President to call for a motion to adjourn the Board meeting at 7:48 PM

Result: Motion made, seconded and passed unanimously