

Open Board Meeting Minutes

Date January 13th @7pm

Location: Zoom (<https://iu.zoom.us/j/751436210>)

Zoom Meeting ID: 751436210 (no password)

(Time frames below are approximate and for efficiency purposes)

Please note: Board member treasurer and acting secretary Ranji Abraham, didn't provide minutes for this meeting to the board, to our knowledge. Therefore, Aran Mordoh (acting President) went back to her own notes to create the meeting minutes for this meeting.

1.13.2022 Meeting minutes for called Open board meeting –

7:02pm meeting called to order (acting secretary Ranji Abraham)

Board members in attendance: Brian Dahlberg, Aran Mordoh, Ranji Abraham

Homeowners in attendance: Jeanette Clausen, Shelley Taylor, Lisa Meuser Cindy Johnson, Jeanette Schuler, Cathy Brown, Carolyn Alomar, Kriste Lindberg, Jeanette Schuler, Shelley Taylor, Matt Odel, Jean Piatt, Rebecca Aleman, Malcolm Web, Kenneth Shafer

Executive session references: January 6th the new board met to discuss privileged topics: transition matters, insurance liability, property manager search and Facebook group.

President's report from Brian: Brian is now the Vice President and Acting President. Aran Mordoh and Ranji Abraham (treasurer and acting secretary) new board members starting January 2022 (3-year terms). Brian posts link to give feedback from the community.

Treasurer's report and financial manager report (Brian): December financial report was sent out to homeowners. Year-end cash position \$150,000 and HOA in good health. Special assessment last year helped with new roofs.

Operations report (Brian ~ in the future Aran): Work is expected to be concluded soon on the roof replacement 1 and building 5 scheduled soon. Final report from Mackie property management (who is no longer working for us) as of January 2022.

Old business: no old business, starting clean on a new year. Ranji will head the financial committee and Aran will head the Buildings & Grounds Committee (interest from last year). Other homeowners who want to join these committees may contact the board.

New Business: Brian motions that we take up a bid for parking spot repainting, Ranji Seconds. Waiting on bid from Otto's parking and expect to have this in the next few days. Brian is pre-authorizing funds for this parking spot (ADA accommodation request for parking spot).

Brian motions to pre-authorize \$1,500 for parking spot. Aran seconds. Motion passes 3-0.

Chimney work building 1: McCoin roofing bid for chimney work needed. Cost \$2,995. Motion to table by Brian and second by Ranji.

2022 payment schedule for special assessment of \$2,400 approved by the 2021 board. Payment schedule to be determined by the current board. Payment schedule for \$800 on April 1st, July 1st, October 1st.

Discussed new property management for 2022, as the 2021 board left the new board without management starting 2022. Brian met with GNL and they are preparing an MOU for The Woodlands.

Building 8 roof leak. McCoin can work on the leak while they are here to replace the roof on building 5. Approval of an inspection for building 8 without any additional charge--this is a building with a roof that will likely be replaced. Brian to instead reach out to exterior wood. Brian motions to table this item and Aran seconds.

Recruiting of board members ~ two open seats still open.

Aran provides a schedule of tentative future open board meetings.

Board developing RFP for property management. Aran motions discussion and Brian seconds the motion. Aran shares a working RFP document and has talked to many property managers trying to get bids for property management.

Brian motions to close the business of the meeting

Homeowner comments.