

Minutes of BOD Mtg 09/09/25

Meeting called to order 4pm by President Jim Callas. All 5 board members present (LeVar CurryVP by zoom). Billy Rivera and Michelle from Semper Fi and 5 homeowners in gallery.

FINANCIALS – Operating \$358,000 +

Reserve \$413,023

Additionally: \$2075 in fines,\$2200 legal reimbursements , \$659 Misc., \$125 parking, \$125 pool and \$2475 fines.

Billy will confirm expiration date on disposal contract.

MAMANGEMENT – Maintenance- 6 new grills have been installed, Newell post replacement complete, deck work being done, jetted a/c lines and some drains in rear of bldgs. Water problem behind bldg.. 12 discussed at length still need to add drain line for pool. BOD 100% in approval for ZIPS to get contract. Going forward study for behind bldgs.. on Forsynthia to be done including new assessment survey for our property line there.

Work order for repair to gutter and down spout to Bldg.1 submitted.

Multiple complaints about power washing of bldgs.. made. Billy requested homeowners affected submit emails. He will try to get him back. He will find new company for next year.

Billy shared most contractors won't work here at AZ due to past troubles with old Property mgmt.

NEW BUSINESS – New sidewalk inspection to be done.4-5 more new grills to be installed.

Schedule for Bldg.1-6 for floors to be refinished. Continue pattern of 5-6 bldgs to be done yearly.

Billy formed new Budget Committee for 2026. With Jason Wilson,Treas. Himself, Jennifer and Virginia Binder.

For annual mtg . requests for changes to master deed be limited to 2- No short term rentals and lowered % majority vote required.All BOD agreed.

New landscapers for 2026-Billy has 3 estimates. Also formed new landscaping committee of Jason Wilson, Nikki Ferris, Mary Alice Conrad and Corrine Howard. New suggestion to remove bushes on center island systematically.

New pool furniture- Billy will research for new lounge chairs, maintenance free and 3 tables with chairs and umbrellas.

Property inspection done and awaiting written report.

Annual Mtg date set for November 22 at 10AM. Michelle to secure venue.

LeVar signed off from mtg. at 5pm.

Rat traps being serviced regularly. Billy to follow-up on hot water heater inspections. Jason again asked for new fine schedule.

6:18PM Jim closed mtg.