



Board Meeting Minutes – *Ratified*

October 10, 2023
7:00 PM via Zoom

PRESIDENT – Meera Desai

- The meeting began at 7:03 with 11 homeowners in attendance including 6 board members.
- A quorum was called as 6/6 board members were in attendance.
- Still waiting for the governing document draft which is hoped to be available mid or end of October.

SECRETARY – Tracy Rodriguez

- Meeting minutes from the August and September board meetings were ratified after a motion by Tracy, and a second by Meera.

POOL – Joni Landine

- Fence replacement and electrical conduit location bids are in.
 - The plan is for a black metal slatted fence which will be 6 or 8 feet tall depending on the requirements of the permit. We will also be moving it closer to the sidewalk to gain more room in the grass area, according to what the permit allows.
 - The selected bid for the fence is \$45,000 with \$12,500 for the trench and relocation of the electrical for a total of \$57,500.
 - i. VOTE: Tracy motioned that the board approve up to \$60,000 for the replacement of the fence, electrical trench to be dug and electrical to be moved from the fence to the trench. Mehel provided the second and the vote passed 6/6.*

SOCIAL – Sujatha Swaminathan.

- Next event will be a welcome event for the most recent new neighbors at the pool on Sunday October 15th from 4-5:30 at the pool. Sujatha, Tracy, Mehel, and Val will be in attendance.
- Diwali will be held on November 5th from 1-3.
- Social wants to do a holiday lights contest, details are being worked out.

COMMUNICATIONS – Koorosh Vakhshoori

- Splasher to go to the printer on Thursday for delivery on Friday, and online version going out Friday as well.

TREASURER – Mehel Patel

- Reviewed income and expense totals for the last two years, together with our goals for the reserve account to make a decision about the 2024 HOA dues.
- Our recent Reserve Study suggested a necessary balance of \$400,000. Current reserve account contains \$200,000, and \$140,000 in checking. At year end we should be able to contribute \$50,000 more to the reserve account and have \$50,000 in checking.
- We were not able to hold the vote for the dues, so will be doing so via email prior to the November Homeowner Meeting.

ACC – Sheryl Stroh

- The open infraction has been cleared.
- 5 projects were closed in September, 6 new, for a total of 14 open.



ELECTION UPDATE:

- Don Hale and David Heindel will be running the election.
- All supplies are on hand except for the outer envelopes and 400 stamps which Tracy will secure for the committee.

- Next meeting will be the Fall Homeowners meeting on Monday, November 13 at the Country Day School at 7 PM.

- Meeting adjourned at 8:36 PM