

Minutes
Board Meeting
April 26th, 2018

Call to Order: Chris Gonzales called the meeting to order at 6:37pm

Attendance: The quorum was established as JR Goodman, Chris Gonzales and Ramesh Bakhru were present. Yvette Baldonado represented Community Management Specialists, Inc.

Previous Meeting Minutes: Chris made a motion to approve the meeting minutes from 3/21/18, seconded by Ramesh and approved 3-0.

Manager's Report: As of 3/31/18, the Association has \$337,649.28 in cash of which \$257,992.46 is comprised of reserve funds. The month of March yielded \$8,361.62 in income, \$15,610.15 in expenses for a deficit of (\$7,248.53). January through March has yielded \$25,738.27 in income, \$40,623.46 in expenses for a deficit of (\$14,885.19). This is due to the Telephone Entry System upgrade and the new gate operators. Accounts Receivable as of 3/31/18 was \$2,009.08. The Board reviewed the collection report.

Business Items:

- Board requested that Kevin Caporaso place on the web site that the Quarterly Assessments are \$190.00.
- Board reviewed email from Karen Wonsetler regarding nominating committees and decided to not utilize one.
- Board discussed reimbursing Kevin Caporaso for paper and ink and as he's not present at this meeting they will discuss with him at the annual meeting.
- Board discussed flag poles in front yards – ARB application must be submitted but it cannot be denied. Management will send state statute to Board.
- Board discussed consolidating the 2 savings accounts at Trustco and moving the funds to the accounts at Alliance Bank. Chris made a motion to consolidate the 2 savings accounts at Trustco and moving to Alliance Bank, seconded by JR and approved 3-0.

CCR:

- COV0106 – Send to attorney.
- COV0103 – Wait for Bank to take possession.
- COV0123 – Close as it has been taken care of per Board.
- COV0111 – Ramesh will take the pictures on the violation to the renter and show him.
- COV0116 – The picture isn't of this home.
- COV0029 – Send to attorney.
- Chris made a motion to approve the above notes for CCR, seconded by JR and approved 3-0.
- Board would like COV0107 to be checked during next inspection for a stump in yard.

Adjournment: With no other business to discuss the meeting was adjourned at 7:46 PM.