



Mission Ridge Condominium Association

Board of Directors Regular Meeting Minutes - Via Teleconference/Zoom
April 22, 2021

PRESENT:

- o Terry Keller – President
- o Sally Gibb – Vice President
- o Jane Vasquez - Secretary
- o Sonia Parsa – Treasurer
- o Paul Sotelo - Director
- o Tina Rozycki - Curtis Management

I. CALL TO ORDER:

- o President Terry Keller called the meeting to order at 6:36 p.m.

II. HOMEOWNER'S FORUM:

- o Opening amenities
- o Ants
- o Maintenance review of building interior(s)
- o New office staff
- o Rocks at dog run

III. APPROVAL OF MINUTES:

- o MSCM to approve the minutes of March 25, 2021 Board of Directors Meeting via Teleconference.

IV. FINANCIAL:

- o Treasurer's Report given for March 2021 and to date reserve balances.
- o MSCM to approve resolution for March 2021 expenses.

V. MEMBER DELIQUENCY:

- o MSCM to approve foreclosure on unit represented by APN 434-200-05-23.
- o MSCM to approve writing off account balance of \$12,077 represented by APN 434-200-05-07.
- o MSCM to approve notice of default on unit represented by APN 434-200-10-16. Notice of default will be reversed if account paid in full.

VI. NEW BUSINESS

- o Board discussed replacement of blacktop. Decision on hold.
- o Board discussed requirement to bring balcony railings to code. Further investigation pending.
- o Board discussed reopening amenities. Decision made to open pool and tennis court with certain restrictions.
- o Board discussed delayed opening gym due to distancing requirements. Board investigating cost to convert racquetball court to cardio facility in order to meet COVID requirements for opening.
- o Board discussed insurance underwriter request to adapt rule regarding BBQ grills.
- o MSCM to approve architectural application for installation of windows by Unit 85.
- o MSCM to approve architectural application with certain restrictions for installation of vinyl planking on balcony by Unit 252.
- o MSCM to fine Unit 120 \$75 for removal of bathtub and surround from trash room.

V. ADJOURNMENT:

- o Adjourned the Regular Meeting at 7:30 p.m.
- o The next scheduled general meeting will be on Thursday May 27, 2021

* MSCM – Moved, seconded, carried by majority

BOARD MEMBER SIGNATURE Terry Keller (Terry Keller, President)

BOARD MEMBER SIGNATURE Jane Vasquez (Jane Vasquez, Secretary)

DATE APPROVED BY THE BOARD 4/22/21