



Mission Ridge Condominium Association

Board of Directors General Meeting Minutes
October 28, 2021

PRESENT:

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

ABSENT:

- o Sonia Parsa – Treasurer

I. CALL TO ORDER:

- o President Terry Keller called the meeting to order at 6:33 p.m.

II. APPROVAL OF MINUTES:

- o MSCM to approve the minutes of September 23, 2021

III. FINANCIAL:

- o Treasurer’s Report given for September 2021 revenue / expenses and to date reserve balances.
- o MSCM to approve resolution for September 2021 expenses in excess of \$10,000.
- o MSCM to approve 2022 (revised by TK) budget which includes an increase in HOA dues of \$20.
- o MSCM to approve payment in the amount of \$1035 to Beck and Company to review 2021 financial statements and filing of Federal and State taxes.
- o MSCM to approve renewal of insurance policies with Berg Insurance Company in the amount of \$57,647.00.

IV. MEMBER DELIQUENCY:

- o Board reviewed delinquency report. No action necessary

V. NEW BUSINESS

- o MSCM to approve architectural application for installation of hard surface flooring by Unit 158.
- o MSCM to approve architectural application for installation of windows by Unit 158.
- o MSCM to approve strict enforcement policy for items currently stored in utility rooms. Owners currently storing will be given until December 1, 2021 to comply. After December 1, 2021 appropriate action will be taken. A full review of utility room storage rules and regulations including fees will be conducted in 1st quarter 2022.
- o Report given by Paul Sotelo regarding parking patrol. MSCM to approve –
 - o Purchase of golf cart to implement hourly patrols (upon approval from Elite Security).
 - o Restriping lanes into property to reduce to two (one in and one out from two lane entry).
 - o Change parking patrol on duty hours to 9-5 (with approval from Elite Security).
 - o Installation of new parking signs at entry.

VI. HOMEOWNER’S FORUM:

- o Request to investigate sewer gas odor.
- o Chain link fence repair.
- o Parking rule clarification.
- o Clarification of HOA dues increase.
- o Clarification of utility room rules.

VII. ADJOURNMENT:

- o Adjourned the General Meeting at 7:48 p.m.
- o The next scheduled general meeting will be on Thursday December 16, 2021

** MSCM – Moved, seconded, carried by majority*

BOARD MEMBER SIGNATURE _____ (Terry Keller, President)

BOARD MEMBER SIGNATURE _____ (Jane Vasquez, Secretary)

DATE APPROVED BY THE BOARD _____