



Mission Ridge Condominium Association

Board of Directors Regular Meeting Minutes - Via Teleconference/Zoom
January 28, 2021

PRESENT:

- o Terry Keller – President
- o Allen Levin – Vice President
- o Sally Gibb - Treasurer
- o Allan Figi - Secretary
- o Jane Vasquez – Director
- o Tina Rozycki - Curtis Management

I. CALL TO ORDER:

- o President Terry Keller called the meeting to order at 6:31 p.m.

II. HOMEOWNER'S FORUM:

- o Parking space assignment
- o COVID mask rule
- o Smoking on balconies.
- o Plumbing leak

III. APPROVAL OF MINUTES:

- o MSCM to approve the minutes of December 17, 2020 Board of Directors Meeting via Teleconference.

IV. FINANCIAL:

- o Treasurer's Report given for December 2020 income and expenses / January 28, 2021 reserve balances.
- o MSCM to approve resolution for December 2020 expenses.
- o Postponement of review of bids on repainting stairwells until additional bids are received.
- o MSCM to ratify expense in the amount of \$1710 to 24 Hour Elevator to replace elevator backup batteries.
- o MSCM to approve fire extinguisher inspection by Fire Watch.
- o Postponement regarding review of elevator cab remodel until Board members can meet with vendors.

V. MEMBER DELIQUENCY:

- o MSCM to issue Notice of Default in advance of foreclosure on Account 414-200-05-23.
- o MSCM to send Account 434-200-10-16 to collection agency.
- o MSCM to issue Fair Debt Letter to Account 434-300-10-28.

VI. NEW BUSINESS

- o MSCM to rekey amenity locks.
- o MSCM to purchase supplies required to open amenities when allowed to do so.

V. ADJOURNMENT:

- o Adjourned the Regular Meeting at 7:19 p.m.
- o The next scheduled general meeting will be on Thursday February 25, 2021

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

BOARD MEMBER SIGNATURE _____ (Terry Keller, President)

BOARD MEMBER SIGNATURE _____ (Allan Figi, Secretary)

DATE APPROVED BY THE BOARD _____