



Mission Ridge Condominium Association

Board of Directors General Meeting Minutes
October 24, 2024

PRESENT:

- o Terry Keller – President
- o Courtney Mountjoy-Reza - Secretary
- o Paul Soletto – Director (*Via Zoom)
- o Tina Rozycki – Keystone Management
- o Jane Vasquez – Treasurer
- o Sally Gibb – Vice President

I. CALL TO ORDER:

- o President Terry Keller called the meeting to order at 6:35 p.m.

II. APPROVAL OF MINUTES:

- o MSCM to approve the General Meeting minutes of September 26, 2024.

III. FINANCIAL:

- o Treasurer’s Report given for September 2024 revenue/expenses and account balances as of September 30, 2024.
- o MSCM to approve resolution for September 2024 expenses in excess of \$10,000.
- o MSCM to impose 12-month special assessment of \$11 per unit and raise the dues \$10 per month. Board to reassess at June 2025 HOA Meeting.
- o MSCM to approve the budget as amended with the Special Assessment and raising of dues.

IV. MEMBER DELIQUENCY:

- o Board reviewed delinquency report.
- o MSCM to proceed with small claims with APN #434-200-02-36.
- o MSCM to revoke parking privileges for APN #434-200-02-30 and APN #434-200-02-36.

V. ADMINISTRATIVE:

- o MSCM to ratify payment in the amount of \$1,600 to PURCOR Pest Solutions for local treatment for termites at Unit 10400 – 256.
- o Board reviewed insurance master policy renewal from Prendiville Insurance Agency/Farmers Insurance. Board will wait for additional bids. MSCM to approve insurance master policy renewal via email.

VI. NEW BUSINESS:

- o MSCM to deny request from Unit 10400 – 247 for \$99 reimbursement for plumbing repair due to leak under kitchen sink.
- o MSCM to approve architectural request for Unit 10225 – 152 to install electrical vehicle charging station.
- o MSCM to deny architectural request for Unit 10400 – 249 for balcony enclosure and requests confirmation the individual performing the work is licensed properly with the CSLB.
- o MSCM to send out proposed changes to rule regarding Clubhouse Use and Rental and implementing new rule forbidding dog urination on buildings and parking columns to all owners for comment.

VII. HOMEOWNER’S FORUM:

- o Budget. Special Assessment can be paid on one lump sum instead of monthly. Tree removal between Buildings 1 and 4.
- o Gym noise and creating sign to observe quiet hours/keep doors closed from 6am and 8am and 8pm and 10pm.
- o ID of units getting parking privileges revoked. Owners vs renters ratio. Trash fees.
- o Pool noodles.
- o Bathroom exhaust fan. Entry door trim.
- o Leak stains on ceiling.

VIII. ADJOURNMENT:

- o Adjourned the General Meeting at 7:47 p.m.
- o The next scheduled general meeting will be on Thursday, November 21, 2024.

* MSCM – Moved, seconded, carried by majority

BOARD MEMBER SIGNATURE _____(Terry Keller, President)

BOARD MEMBER SIGNATURE _____(Courtney Mountjoy-Reza, Secretary)

DATE APPROVED BY THE BOARD _____