



Mission Ridge Condominium Association

Board of Directors General Meeting Minutes
November 30, 2023

PRESENT:

- o Terry Keller – President
- o Jane Vasquez – Treasurer
- o Courtney Mountjoy-Reza - Secretary
- o Paul Soletto – Director
- o Sally Gibb – Vice President

ABSENT:

- o Tina Rozycki – Keystone Management

I. CALL TO ORDER:

- o President Terry Keller called the meeting to order at 6:32 p.m.

II. APPROVAL OF MINUTES:

- o MSCM to approve the minutes of October 26, 2023.

III. FINANCIAL:

- o MSCM to approve quote from Beck and Company, CPAs, Inc. in the amount of \$1,130 to prepare taxes.

IV. MEMBER DELIQUENCY:

- o Board reviewed delinquency report. No action required.

V. ADMINISTRATIVE:

- o MSCM to approve and validate ballot count from Ballot Box on 11/20/23 for the referendum to reverse/veto the rental restriction and rental fee rule. No votes = 65. Yes votes = 65. Since the vote was tied the referendum failed.
- o MSCM to approve the Rental Restriction Policy.
- o MSCM to approve ProTech to paint the entry monuments at \$1,900.
- o MSCM to approve Warbo's quote to demolish and close lobby storage rooms doors in the amount of \$6,534.20.
- o MSCM to deny Unit 132 request to repair/replace balcony flooring allegedly damaged by painters.
- o Board discussed fence that is rotting and broken between Buildings 3 and 7.
- o Board discussed the seven units in Building 7 that appear to have rotting balcony railings that were missed by Centerpoint.

VI. NEW BUSINESS:

- o Fence
- o Gym squat rack
- o Pickleball court

VII. HOMEOWNER'S FORUM:

- o Auto pay for monthly dues
- o Gutter condensate line
- o Smoking in unit
- o Building side door hardware and replacement
- o Rental lengths

VIII. ADJOURNMENT:

- o Adjourned the General Meeting at 7:20 p.m.
- o The next scheduled general meeting will be on Thursday, December 28, 2023.

* MSCM – Moved, seconded, carried by majority

BOARD MEMBER SIGNATURE _____ (Terry Keller, President)

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

DATE APPROVED BY THE BOARD _____