



# Mission Ridge Condominium Association

Board of Directors General Meeting Minutes  
August 24, 2023

**PRESENT:**

- o Terry Keller – President
- o Sally Gibb – Vice President
- o Jane Vasquez – Treasurer
- o Courtney Mountjoy-Reza - Secretary
- o Paul Soletto – Director
- o Tina Rozycki - Curtis 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 July 27, 2023

**III. FINANCIAL:**

- o Treasurer’s Report given for July 2023 revenue and expenses / August account balances as of 8-18-23.
- o MSCM to approve resolution for July 2023 expenses greater than \$10,000.
- o MSCM to move \$23,000 from Merrill Lynch reserve account to U.S. Bank reserve account.
- o MSCM to leave funds liquid in Merrill Lynch reserve account.
- o MSCM to award painting of complex to Pro-Tech Painting in the amount of \$396,200.00.

**V. MEMBER DELIQUENCY:**

- o No action required.

**VI. ADMINISTRATIVE:**

- o MSCM to approve deletion of storage rules – *Rules and Regulations Storage Facilities, Pages 25 and 26.*
- o MSCM to approve rule limiting rentals - *Except in instances where a hardship exemption has been granted, at no time may more than forty percent (40%) of the Units may be Rented/Leased (40% of 277 units = 111 units). The term "renting or leasing" as used herein means the occupancy of a Unit and residential dwelling by any person other than the Owner, for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, or gratuity. Uses such as short-term leases, including leases and rentals for less than 30 days for temporary or transient housing, hotel, motel, vacation rental, and bed and breakfast shall be considered "short term" and are expressly prohibited.*
- o MSCM to approve rule establishing rental fee - *For each tenancy, a \$25 monthly fee will be assessed and added to the owner's association account.*
- o MSCM to approve architectural request to install parking storage for Unit 10225 - 135.
- o MSCM to approve architectural request to install new windows for Unit 10225 – 135.

**VII. HOMEOWNER’S FORUM:**

- o Water damage / landscape damage / leaking balcony
- o Pool concerns / music at pool
- o Broken bench
- o Security
- o Carport storage
- o Signing into Curtis account

**VIII. ADJOURNMENT:**

- o Adjourned the General Meeting at 7:25 p.m.
- o The next scheduled general meeting will be on Thursday September 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 \_\_\_\_\_