

**REGULAR MEETING OF THE BOARD OF DIRECTORS
APRIL 12, 2022
MINUTES**

1. Call to Order

President, Carmen Delibrado, called the meeting to order at 6:45 pm.

2. Bord Meeting Rollcall

a. Board Members Present

Carmen Delibrado, President

Mark Stalnaker, Vice President

Isabel del Pozo, Treasurer – Via Telephone

b. Others Present

Jolene Horn, Association Manager

3. Minutes

- a. A motion was made, seconded, and unanimously carried to approve the March 8, 2022 minutes.

4. Ratify Repairs

- a. Nothing currently

5. Landscape

- a. The Board tabled the tree trimming proposal

6. Financial Statement

- a. Management is working on getting all bank statements from your past accounts changed over to be received by Revolve.
- b. As of November 30, 2021, the operating account had a balance of \$33,322.56. As of the same date, the Reserve account had a balance of \$302,667.30. The association was 44% funded as of August 1, 2021. Note: a healthy funding is 75% or higher.

7. New Business

a. Deck Repairs

- i. The Board was made aware that the scope of work is completed and sent out to vendors for bidding.

b. Park/Pool Fencing

- i. The Board was made aware that Empire Works is experiencing labor delays. The Board directed Management to advise the community, via email and website of the project.

c. Homeowner Comment regarding Alley Lights

- i. The Board reviewed the correspondence submitted by the owner of 228 Kodiak Unit D concerned with the possibility of installing LED lights in the alleys, as she states the lights will be very bright and shine into her bedroom windows. It was noted the lights are in the opposite alley and will not affect her home.

d. Horizon Lighting – Proposal to replace 8 Alley Fixtures with LED

- i. A motion was made, seconded, and unanimously carried to approve Horizon Lighting's proposal to install eight (8) LED light bulbs in the light fixtures along the alley, at a cost not to exceed \$1,134.16 to be paid from reserves.

e. Sidewalk Proposal – 212 Kodiak Units B&C



- i. The Board tabled the proposal for new concrete.

f. Tax & Audit Proposal

- i. A motion was made, seconded, and unanimously carried to approve Inouye, Shively, Klatt, & McCorvey's proposal to complete the December 31, 2021, tax, and audit preparation, at a cost not to exceed \$1,400.00.

Adjournment

Motion was made, seconded, and unanimously carried to adjourn meeting at 7:30pm.

 _____ Board Signature	<u>5/10/22</u> _____ Date
 _____ Board Signature	<u>5/10/2022</u> _____ Date