

CLARIDGE POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

TUESDAY, MAY 11, 2021

CALL TO ORDER, WELCOME AND INTRODUCTIONS, ROLL CALL, DETERMINATION OF QUORUM

The meeting of the Claridge Pointe Homeowners Association Board of Directors was called to order at 6:00 PM. by H. Tolles. The meeting was held via Zoom. A quorum was established with four (4) out of five (5) of the Board Members present.

Board Members Present:	Harry Tolles Carol Passow Lorraine Lee Sue Durst	President/Treasurer Vice-President Secretary Director
Board Members Absent:	Brent West	Director
Management Present:	Ryan Goodell, CAM.0009708-TEMP	Temporary Community Manager, Associa Sierra North
Others Present:	None	
Homeowners Present:	None	

HOMEOWNER FORUM Owners have the right to speak to the Board. This period is devoted to comments from property owners and discussion of those comments *related to items on the agenda*. Please note that the Board has the authority to limit the time for individual comments. A time limit of three (3) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.

- None

MINUTES

Review and approval of the March 9, 2021 Board meeting minutes.

MOTION: H. Tolles moved to approve the Board Meeting Minutes from March 9, 2011. L. Lee seconded and the motion carried unanimously.

FINANCIAL REPORT

a. Treasurer's Report/Review and accept current unaudited financial reports

The March 31, 2021 unaudited financial report reviewed. There is no bad debt write off. Full report was emailed to the Board on May 10, 2021.

NOTE: The presentation of current financial reports to the Board include a summary cover page, the current year-to-date financial statement of the association, and current year-to-date schedule of revenues and expenses for the operating and reserve accounts. The Board is also provided with current reconciliations of the operating and reserve accounts and the latest account statements prepared by the financial institutions in which the accounts of the association are maintained. If any Board member would like to see additional information not presented packet, it is available upon request from Associa Sierra North.

H. Tolles reported operating cash on hand of \$20,836.81 with \$5,880 due to be transferred to reserves. H. Tolles reported reserves cash on hand of \$240,845.10 with another \$101,757.95 in a CDARS account earning 0.79683% and maturing on December 22, 2022.

MOTION: H. Tolles moved to accept the March 31, 2021 Financial Report as prepared by Associa Sierra North. S. Durst seconded, motion carried unanimously.

NEW ASSOCIATION BUSINESS

a. Full Reserve Study Bids for FY 2022

H. Tolles reported that he had requested sealed bids from three Reserve Specialists, Better Reserve Consultants, Global Solution Partners, and Resource 1. H. Tolles reported that Better Reserve Consultants refused to bid. H. Tolles opened Global Solution Partners bid in the amount of \$3,000. H. Tolles then opened Resource 1's bid in the amount of \$1,495. After further discussion,

MOTION H. Tolles moved to accept Resource 1's bid and S. Durst seconded, motion carried unanimously.

HOMEOWNER FORUM Owners have the right to speak to the Board. This period is devoted to comments from property owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised during this portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken later. Please note that the Board has the authority to limit the time for individual comments. A time limit of three (3) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.

- None

EXECUTIVE SESSION SUMMARY DISCLOSURE

Executive Session Disclosure

An Executive Session meeting will be held after the General Session Meeting. The following topics will be discussed:

- Approve the March 9, 2021 Executive Session Meeting Minutes
- Review current delinquency reports.
- Review collections status.
- There is no bad debt write-off as of the date.
- Review covenant violation reports.
- Review attorney client privilege information on the outstanding matters.

ANNOUNCEMENT

The next scheduled Board meeting is on Tuesday, July 13, 2021 at 6:00 PM, via teleconference. Access information will be noted on the next agenda.

ADJOURNMENT

MOTION: H. Tolles moved to adjourn the meeting at 6:09 PM, S. Durst seconded and the motion carried unanimously.

Respectfully Submitted by:

Approved by:

**Harry P. Tolles
President/Treasurer
Claridge Pointe Homeowners Association**

**Board Member
Claridge Pointe Homeowners Association**