

**CLARIDGE POINTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, NOVEMBER 17, 2020 IMMEDIATELY FOLLOWING THE ANNUAL MEETING**

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 5:38PM by Director Tolles. The meeting was held via teleconference at 669.900.6833, access code posted on agenda. A quorum was established with three (3) Board Members present.

Board Members Present	Harry Tolles Lorraine Lee Sue Durst Brent West	President/Treasurer Secretary Director Director (joined at 5:46PM)
Board Members Absent	Carol Passow	Vice President
Management Present	Alicia Fadrowsky Tiffany D'Aquila	Community Manager, Associa Sierra North Community Manager, Associa Sierra North
Others Present	None	
Homeowner(s) 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

SELECTION OF OFFICERS

MOTION: H. Tolles moved that H. Tolles remain as President/Treasurer, L. Lee remain as Secretary, C. Passow remain as Vice President, S. Durst remain as Director and B. West remain as Director. S. Durst seconded, motion carried unanimously.

MINUTES

Review and approval of the September 29, 2020 Board Meeting Minutes.

MOTION: H. Tolles moved to approve the Board Meeting Minutes from September 29, 2020. S. Durst seconded, motion carried unanimously.

FINANCIAL REPORT

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

The September 30, 2020 unaudited financial report reviewed. There is no bad debt write off. Full report was emailed to the Board on November 13, 2020.

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.

Management to obtain current rates for CDARS and report back to Board, as the CDARS account expiring December 24, 2020.

MOTION: H. Tolles moved to accept the September 30, 2020 Financial Report as prepared by Associa Sierra North. L. Lee seconded, motion carried unanimously.

ASSOCIATION BUSINESS

a. Perimeter Fence Repair Bids

There are no bids for the work being done. Associa On Call is completing the repairs needed. This will be a Reserve expenditure. No action required.

b. 2021 Meeting Schedule

Board determined Board Meetings will be held on the second Tuesday of the month at 6:00PM, with Executive Session following. The Annual Meeting, Election and Budget Ratification will be held on Wednesday, November 17, 2021, with a Board Meeting and Executive Session to follow.

EXECUTIVE SESSION SUMMARY

Executive Session Disclosure

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

- Hold five (5) rule violation hearings
- Review current delinquency reports and collections.
- Review covenant violation reports.
- Review attorney client privilege information on the outstanding matters.

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

ANNOUNCEMENT

The next scheduled Board meeting is on Tuesday, January 12, 2021 at 6PM, via teleconference. Access information will be noted on the next agenda.

ADJOURNMENT

MOTION: H. Tolles moved to adjourn the meeting at 5:58PM. S. Durst seconded, motion carried unanimously.

Respectfully Submitted by:

Approved by:

Tiffany D'Aquila
Community Association Manager
Associa Sierra North

Board Member
Claridge Pointe Homeowners Association