

Toluca Town House No. 3 Homeowners Association

Board of Directors Meeting

6:30 p.m., Monday August 9, 2021

Via Zoom Conference

<https://us02web.zoom.us/j/84207805109?pwd=NUZvSHJzNFdQcHRMai8xbk1Wa2FZUT09>

Meeting ID: 842 0780 5109

Passcode: 619116

One tap mobile

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Find your local number: <https://us02web.zoom.us/u/kbdZC3XDR>

- I. Agenda: Call to Order
- II. Open Forum: Homeowners are provided 3 minutes each to comment at the beginning of the meeting. Based on the feedback from the last Board meeting, the Board will explain each topic on the agenda and why it is on the agenda. Each homeowner will have a minute to comment before the start of the discussion on each topic. Once the discussion on a topic is started, the discussion is between Board Members only so they can make a decision.
- III. Consent Agenda - A consent agenda is a grouping of non-controversial agenda items that are expected to be approved by the board without discussion.
  1. Minutes
  2. Review of Financials
  3. Rental Cap Communication to Homeowners
  4. Special Assessment for plumbing repairs and attorney fees
- IV. Old Business
  1. Driveways – Scheduled for Aug 12, 7 a.m.
  2. Balconies – Units 4426-4428
  3. Approval to go forward with Governing Documents Update
- V. New Business
- VI. Reschedule Board Meeting Dates to Accommodate Carmen's schedule, our new Property Manager