

Toluca Town House No. 3 H.O.A

**MINUTES
ASSOCIATION - ELECTION MEETING
February 2, 2021
Via Zoom**

1. Roll Call

Directors Present

Michele Philips, President
Bruce Watkins, Vice President
Gevork Grgodjaian, Treasurer
Brenda Lambert, Secretary
Lisa Goldfisher, Member at Large

Management Present

David Mayemura, Community Manager

Election Inspector Present

Will Morstad, Official HOA Elections, LLC

Association Members Present

Chantal Hennessey
Debbie Hall
Eric Hormell
Hopi Marcum
Matthew Sordello
Teresa Wayne
Greg Cooke
Melanie Rockwell
Aida Poladian
Susana Gomez

2. Call to Order

Meeting was called to order at 6:05pm; Quorum established.

3. Inspector of Elections, Election Ballots

Will, from Official HOA Elections, started at 6:05pm and was assisted by Lindsey via ZOOM.

4. Open Forum: While ballots were tabulated

Michele - electrical issue, lost landscape lighting, broken line, short in circuit. Electricians will come back and determine best way to handle. There are no landscape lights on Kling. Deteriorated line, rotted through and frayed. Three circuits on property, have had previous issues with conduit. David asked if we're doing additional planting. Michele said around the pool and some entrance areas. Depends on budget, earthquake insurance went up. Need plumbing inspection out front, backflow valve. Burbank sent her the notice, she'll forward to David.

5. Inspector of Elections Certified, at 6:18pm:

25% quorum requirement

36 units, 31 ballots collected

Results:

Susana Gomez – 8

Chantal Hennessey – 9

Dave Philips – 22 (elected)

Eric Hormell – 23 (elected)

Teresa Wayne – 22 (elected)

Next Steps:

-Election results certification letter, sent to David

-Notice of tally will be sent to membership via postcard

-New Board will schedule a meeting, and have organizational meeting

-Per civil code, need to have one meeting per $\frac{1}{4}$

-Michele asked David if Partner's will post meeting notices

-David went over the website during the meeting

-Michele encouraged everyone to sign up for paperless statements.

6. Adjourn at 6:40pm

The foregoing minutes were approved by the Board of Directors on March 15, 2021.

Brenda Lambert

Secretary