

Meeting Minutes

Project TT#3 HOA Meeting – General Session November 17, 2020

Date and Time	Attendees
November 17, 2020 7pm - Zoom	Board: Michele Phillips, Bruce Watkins, Lisa Goldfisher, Gev Grgodjaian, Brenda Lambert Owners: Teresa Wayne, Chantal Hennessey, Greg & Julie Cooke, Susana Gomez, Dahlia Dobbertin
Meeting Summary	
1.	Meeting called to order at 7:05pm.
2.	Open Forum – -Chantal commented that it would be helpful to go through the agenda first and then comment. She asked since it's a meeting to approve the budget, will we have time to discuss it. After the pool and big decisions being made, she wants transparency, work together more as community. For everyone to weigh in and have a voice. She found it troubling with the back and forth, tension, wants to start fresh. Wants an opportunity to respond without fear of reprisal. -No one else has anything for open forum.
3.	Budget Discussion (budget needs to be finalized tonight for mailing) – -Not going to raise the dues, however, so many expenses have gone up. Difficult to divvy the \$. Insurance has gone up, roof, pool. Next year's roof repairs will be more expensive, have to do two buildings rather than one. Termite is budgeted for one-year, next contract is Sept 2021 (for two years). Termite is mandatory per the CCR's. -Rather than adding drain cleaning income to budget, it goes toward bills for camera work and lateral cleaning. Rather than in income, it's in plumbing repairs. -Increase gas to \$40/month -Leave insurance budget higher, will almost certainly increase. Due Feb 13 -Fence may not reduce insurance, however, Gev pointed out that now since we have a fence, we'll have more insurance options -Postponed tree trimming due to lack of funds. Going to get a quote from the company that TT #2 uses. Will schedule in Jan or Feb, when it's cooler. It costs about \$4k to get the trees trimmed. -Chantal asked when we're getting pool furniture. Michele told her that the 2021 reserve study is on the Partner's site and there are available funds for new pool furniture. -Partner's site has all of the rules - architectural, solar panels, CCRs, bylaws. We need to update CCRs by law or can be fined, can no longer have rental restriction. We don't currently have a rental cap, 25% is suggested. Only effective for anyone who buys when it becomes part of the CCRs. We currently have 10 rentals, 27%. Our rental restriction is contained in the 1 st Amendment to the CCRs and will no longer be valid with the passage of AB 3812. We should add in 25%. One owner owns 5 units in the TTH's. -Budget – Unanimously approved
4.	Nominations for board positions – -A few people nominated; however, they didn't have the nominee sign the nomination form or answer the question. -Alex is the new community manager, lives in our area, and Will is the election inspector. HOA is required to hire an election inspector. Together they will determine who is eligible to vote, send the ballots, receive the ballots, count and tabulate votes, and provide the results. Election is February 2, 2021. -Partner's will attend quarterly meetings. -Chantal asked why we switched the management company; Michele told her because of incompetence. Brenda explained the process and due diligence the board did prior to selecting Partner's.
5.	Architectural request for approval of windows in Unit 4426 – - Getting two new side picture windows to replace the louver windows in the bedroom - Unanimously approved

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6.	Miscellaneous Business – -Chantal asked if there's a resolution to the gate situation. Board said we put out a survey, and owners didn't want to incur the cost to replace the gates. They were cut off, had to be removed for the pool construction. Chantal said the gates at least gave an impression of security. Bruce said it will be for new board, they will possibly have to propose an assessment to cover the costs.
7.	Meeting adjourned at 7:48pm

Minutes of September 29, 2020 meeting approved 10/21/2020