

# Toluca Town House No. 3 H.O.A

## MINUTES GENERAL MEETING July 12, 2021 Via Zoom

### 1. Roll Call

#### Directors Present

Dave Philips, President

Eric Hormell, Vice President

Gevork Grgodjaian, Treasurer – (left meeting at 7:30 p.m.)

Brenda Lambert, Secretary

Teresa Wayne, Member at Large

#### Association Members Present

Michele Phillips

Hopi Marcum

Susana Gomez

Aida Poladian

Melanie Rockwell

Dahlia Dobbertin

Yvette Salmon

Earma Haddadin

Lisa Goldfisher

Chantal Hennessey

Sabrina Frucht

#### Management Company Present

David Mayemura

### 2. Call to Order

Meeting was called to order at 6:35pm; Quorum established.

### 3. Open Forum

- Chantal, Dahlia, Hopi, Susana, Aida, and Melanie spoke during Open Forum, items discussed included Board Member residency, fire-pit, trees, termite maintenance and plumbing; closed at 6:53pm.

### 4. Consent Agenda

Board Resolution: Approve items under the consent agenda as presented

Motion, second, pass 5-0

- **Minutes** –June 14, 2021

- **Review of Financials** – June 2021

### 5. Old Business

- **Driveways** – Board Resolution: Reviewed 3 vendor proposals, motion to approve NPG Asphalt to slurry coat and patch for \$3,300.
- Motion, second, pass 5-0

- **Balconies** – Board Resolution: Approve Brick & Hammer, they previously repaired balcony, to being repair other balcony with similar issue using reserve funds
- Motion, second, pass 5-0
  
- **-Termite Contract** – Board Resolution: Mail ballots to Membership to vote/approve on entering into 3-year contract with Higgins Termite.  
Motion, second, pass 5-0
  
- **Building 3 Sewage/Drain Line**  
Tabled: Pending HOA Attorney consultation of three options
  - 1) Do nothing
  - 2) Less expensive, cut five trees down. 4410 & 4412 remove deck, stumps roots and put patio back together, \$16k.
  - 3) Cut trees down and do all of the work, replace lateral lines, \$47k. If assessment and too much money, can give the excess back to homeowners.
  
- **Rental Cap** –
- Tabled: members were provided notice of rules change on July 6, 2021
- Board to review comments for consideration to approve
  
- **Partner’s Property Manager Update** –
- Information Only: New Manager to be assigned to Association as of August 1, 2021, David will continue to participate until manager is fully transitioned.

**6. New Business**

- **Governing Documents Update** –
- Tabled: Pending Board discussions with Association Attorney, Hillshafer

**7. Adjourn Board of Directors Open Session 8:42pm**

Executive session meeting immediately following Board of Directors meeting