

Meeting Minutes

Project TT#3 HOA Meeting – General Session January 7, 2020

| Date and Time | Attendees |
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| January 7, 2020 7:00pm 4430 W Kling St. | Manager: Calista Mendez Board: Michele Phillips, Bruce Watkins, Lisa Goldfisher, Gev Grgodjaian, Brenda Lambert Owners: Dave Phillips, Jewel Fiorito |
| Meeting Summary | |
| 1. | Meeting called to order at 7:05pm |
| 2. | Approved minutes from November and December 2019 meetings |
| 3. | Earthquake Insurance Renewal – policy renews January 19, 2020 Insurance quotes – three options to choose from. Need to vote on which option and vote to borrow funds from reserve. Difference between the three options is the deductible. Option B 20% approved, board will pull out of reserves like last year, and repay it monthly. Board is preparing for the possibility that the liability insurance will increase also. |
| 4. | Discussed pool bids, and schedule a meeting with SBW, prospective pool vendor. Dave sent information to board and pool committee members. SBW quote is less, and more comprehensive. Schedule pool meeting for board and committee in Jan, Dave will check dates. Board wants to add firepit, ask SBW if they can make plans prior to contract. We need legal review of the contract. |
| 5. | Set a date for the annual meeting, and election timeline. Election policy update per SB323, the new law lengthens the election cycle, so the shortest timeframe elections will take 90 days. Management can no longer be inspector of election, person that opens the ballots cannot be related to board, not running and not on the board. Election will be on Tuesday, April 7 or March 31. Not updating election rules prior to this election since there isn't enough time. Election rules will be updated next year's election, last time it was around \$400. Election inspector – need to have inspector before ballots are sent. Bruce, Michele and Lisa are leaving the board, so there will be three open spots. President, VP and Member at Large. After the election, the new board decides who will be in which position. |
| 6. | Additional business - Engineer to inspect garage beams, need a quote. Inspection will be on Jan 25 or Feb 1 and will inspect balconies also. Received \$450 from AAA for driveway repair – Check was in Dave's name so he will write a check to TT3. Received bid for slurry, and patch, less than \$2k. |
| 7. | Final Financials for 2019, stayed within budget. Lisa and Gev will review December financials. |
| 8. | General Meeting adjourned 8:04pm, Executive Session to follow. |