

Toluca Town House No. 3 H.O.A

MINUTES ORGANIZATIONAL MEETING February 8, 2021 Via Zoom

1. Roll Call

Directors Present

Dave Philips
Eric Hormell
Gevork Grgodjaian
Brenda Lambert
Teresa Wayne

Management Present

David Mayemura, Community Manager

Association Members Present

Michele Phillips
Julie Cooke

2. Call to Order

Meeting was called to order at 6:34pm; Quorum established.

3. Selection of Officers

Dave Philips, President
Eric Hormell, Vice President (responsibilities include running meetings in the absence of the President and chairing committees)
Gevork Grgodjaian, Treasurer
Brenda Lambert, Secretary
Teresa Wayne, Member at Large

a. Set 2021 Board Meeting Calendar -

Per Civil code, association quarterly meetings, and Partner's will email financials monthly

Monthly executive session meetings, can't discuss anything outside of a meeting, socially, via email, etc

Executive session can discuss contracts. Homeowner issues, collections, liens has to be discussed in a meeting that's open to all members

If set calendar for quarterly meetings, but board has items that have to be discussed, meeting date can be posted four days in advance

4. Pending Items

-Don't need a board meeting for hydro jetting if it's budgeted and we're using same vendor

-Only other thing pending is electrical repair. Current electricians have been working on property for 5 years

-Garden committee? Eric would be involved

5. **Upcoming Meetings**
April 5, July 12, Oct 4, Jan 10 - 6:30pm
6. **Adjourn 6:54pm**
7. **Executive Session Meeting** - Immediately Following Organizational Meeting
This portion of the meeting is closed to the homeowners per Civil Code §4935.

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

Brenda Lambert

Secretary