

CC Unit 8A Board of Directors
Minutes for 2/8/2025 Meeting

Call To Order - by President Holly Zavaleta

Board Members in Attendance -President Holly Zavaleta, VP/Secretary Karen Turner, Treasurer Regina Partain

Members Present - Mary and Ed Saldana, Ken McKinley, Nick Farnsworth, Ed Partain, Patricia Paine,

Pledge of Allegiance - Lead by VP Karen Turner

Welcome by President - President Holly Zavaleta read a statement regarding the status of the association in regard to the situation with Kelly Milward the former office technician who was relieved from her position in September. The same statement is being mailed to all homeowners.

Comments from Members -

- Comment from Nick Farnsworth

VP/Secretary - Karen Turner

- Minutes from 1/11/25 - Approved

Treasurer Report - Regina Partain

1. Financials -Current balance - \$23,323.12, Reserve - \$255.55 Petty Cash - \$95.32 Approved
2. Taxes - Regina shared that she is working to get garnishment refunded and going over taxes for this year.

Old Business -

1. Still working on paperwork that is messed up by former office technician. It could be longer than 3-4 weeks.
2. Code & Compliance Update - Four notices of complaint from members - Committee is addressing each.
3. Architectural Board Update - Nothing at this time

4. Letter to Homeowners to update Storage information and paperwork.
- update at this time
5. Update on Delinquent Letter of Notification to Owners: The following 13 lots have been approved by the board (3-0) to be sent to the attorney. #006, #79, #88, #95, #99, #105, #109, #128, #129, #133, #151, #159, #167.
6. Update on bids to Audit Association books & files -Regina shared that cost could be \$2000 to \$4000. Motion to move discussion to Executive Board Meeting - approved 3-0
7. Update on Letter to Business's to update all information and insurance information. Being worked on by office technician. Secretary to help.
8. Update on Proposal to require Hot Dog Vendor to pay the yearly fee of \$225 for use of parking lot and to require business permit and insurance documentation. Moving his location nearer to the telephone area in the parking lot. Regina will follow up.

New Business -

1. Letter to Membership - read by President Holly Zavaleta to members in attendance and will be mailed to all Homeowners.
2. 2025 Budget - Postponed to 3/8/2025 meeting
3. Intuit Charges - Regina shared that the charge for Quick Books is \$649.00 yearly. The board voted to increase the fee for credit cards to \$10.00 and \$5.00 for bank transfer fee. Approved 3-0
4. Weed Abatement Bids- Waiting for bids from Kevins Tree Service, Copper Weed and Pest, and Angels Pest control
5. Insurance Coverage 2025 - Meeting set with Dave Giddings for March.
6. Nominations for Board Members - Current Board has discussed the Association situation. At this time, they feel that bringing in a new set of Board members that are not aware of the current investigation and situation would not be best practice at this time. Voted 3-0 to remain with the election calendar as stated in By-laws.

Next Meetings - Saturday March 8, 2025 @9:00 am

Code & Compliance/Architectural Committee - 3/3/2025 6:30 pm

Executive Board Session - 3/6/2025 @ 6:30 pm

Meeting Adjourned: 9:32 am