

SALCEDA MANOR HOMEOWNERS' ASSOCIATION
MEETING MINUTES
March 15, 2021

- Call to Order:** 7:08 p.m. - Meeting conducted by Zoom teleconferencing.
- Board Members Present:** A.J. Coleman, President
Ammar Rizki, Treasurer
Linda Uznys, Vice President / Acting President
Michelle McHenry, Director
William Chan, Director
Pat Connery, Secretary
Sharad Kansara, Director (Arrived late)
- Board Members Absent:** None.
- Also Present:** Howard Silver of Property Corporation of America
- Approval of Prior Minutes:** January 11, 2021. Motion to accept by Linda; Seconded by Pat.
Unanimous approval
No official meeting on February 8th due to a lack of a quorum.
- President's Report:** None.
- Treasurer's Report:** Financial Statements through February 28, 2021 were presented by Treasurer Ammar. There is \$55,363 in the checking account and \$118,576 in the reserves account for a total of \$173,839. Roof loan balance is \$187,673. There was a review of the balance sheet and the revenue and expenditure categories.
- Agenda Review:** President A.J reviewed the items listed on the agenda that are still on hold.
- Excessive Water Usage:** Water usage problem was solved by Connie. The total usage in 2020 vs. 2019 was almost the same. The Village has its meters mixed up; the meters for the lawn sprinklers are mislabeled and are shown as buildings using much more water in the summer.
- Landscape contract:** Some discussion regarding lawn fertilization vs. core aeration. Contract was approved subject to modifying contract to take fertilization into account in the pricing and making the core aeration an option.
- Next Meeting:** Monday, April 19, 2021
- Open meeting ended at 7:26 p.m.---**
- Closed Session Action Items:** Receivables and prepaid assessments were discussed.
Continued discussion regarding roof and mediation.
No actions are needed to be taken on the closed session items.
- Adjournment:** 8:00 p.m.