

SALCEDA MANOR HOMEOWNERS' ASSOCIATION
MEETING MINUTES
May 10, 2021

- Call to Order:** 7:12 p.m. - Meeting conducted by Zoom teleconferencing.
- Board Members Present:** A.J. Coleman, President
Linda Uznys, Vice President
Michelle McHenry, Director
William Chan, Director
Pat Connery, Secretary
- Board Members Absent:** Ammar Rizki, Treasurer
- Also Present:** Howard Silver of Property Corporation of America
- Homeowner Issues:** None.
- Approval of Prior Minutes:** April 19, 2021. Minutes changed to reflect that management will contact Davey Tree. Motion to accept with change by Linda; Seconded by Michelle. Unanimous approval
- President's Report:**
- a. Discussion about election to be held next month. A.J., Sharad and Linda were elected last time, so A.J. and Linda will remain for a second year. All other seats are up for election. Pat was unsure about running again.
 - b. Re: roof project – discussion about mediation session.
- Treasurer's Report:** Financial Statements through April 30, 2021 were presented. There is \$72,177 in the checking account and \$118,596 in the reserves account for a total of \$190,773. Roof loan balance is \$176,081. 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.
- Fence Repair Proposal:** The proposal was a menu of parts, and the board could not ascertain what is needed and the total cost. A.J. is to call Todd to get clarification and a better proposal.
- Garage Frame Painting:** After discussion, it was agreed to accept the proposal of Aaragon Painting. However, the proposal did not include the satellite garages, so the bid was accepted to include the satellites not to exceed \$6,000.
- Dryer Vent Cleaning:** Proposals put on hold. Property Corp. to contact Ash Wipe for an additional proposal.
- Dryer Vent Repair:** 2524 Windsor – Contact Pro-Home 1, Inc. to set up repair. Cost will be included in mediation.
- Owner Planting Without Permission:** Property Corp. to contact 2539 Windsor to remind her that she needs permission to plant on association property.

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Water Meters: Because of the cost of \$295 plus installation per meter, it could amount to over \$7,500. It was decided to hold off on replacing all of them now.

Tree Replacement – 2533 Windsor David Becker requested that trees be replaced. The board decided to not replace them now because they don't get water or sunlight. The beautification committee will investigate ideas on what to do back there, and it will be included in a beautification plan for future years.

Next Meeting: Monday, June 14, 2021

---Open meeting ended at 8:17 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: 8:29 p.m.