

**SALCEDA MANOR HOMEOWNERS' ASSOCIATION**  
**MEETING MINUTES**  
**CVS Towers Conference Center**  
**June 14, 2021**

- Call to Order:** 7:43 p.m.
- Election of Officers:** A.J. Coleman, President  
Linda Uznys, Vice President  
Pat Connery, Secretary  
Ammar Rizki, Treasurer  
Michael Cell, Director  
William Chan, Director  
Michelle McHenry, Director
- Also Present:** Howard Silver of Property Corporation of America
- Homeowner Issues:** None.
- Approval of Prior Minutes:** May 10, 2021. Motion to accept with change by Linda; Seconded by Michelle. Unanimous approval
- President's Report:** The president talked about our better attempts to communicate with the owners and brought everyone up to speed on how the board is continuing to upgrade the community while being sensitive to assessments. The primary goal is to increase the values of everyone's homes and make people want to live at Salceda Manor and seek us out.
- Treasurer's Report:** Financial Statements through May 31, 2021, were presented. There is \$66,528 in the checking account and \$118,605 in the reserves account for a total of \$185,133. Roof loan balance is \$170,207. There was an overall review of the balance sheet and the revenue and expenditure categories.
- Owners' Open Forum:** *[There were some questions from various owners. These are not included as action items by the board, so they are not recorded in the minutes.]*
- Website:** Michelle will reach out to someone she knows to create a website.
- Dec's and By-Laws:** The board discussed updating of the governing documents. Howard explained the process. No decision to proceed was made.
- Fence Repair Proposal:** The proposal was a menu of parts, and the board could not ascertain what is needed and the total cost. Mike Troy at Property Corp attempted to get clarification and a better proposal, but Todd has still not responded. A.J. to call him.
- Garage Frame Painting:** A revised proposal from Aaragon Painting was presented. Motion to accept by Linda, seconded by Michelle. Passed unanimously.

## Meeting Minutes

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**Engineering Report for Leaks:** Report was summarized. Findings were that Mosaic Construction did inadequate work. Howard submitted a copy of the report to Kathryn Formeller at Tressler Law Firm to include with our mediation issue. There was further discussion about how to proceed. Linda and A.J. will talk with Phil and Kathryn as to the next steps for the four affected units and what will happen if other units have the same symptoms.

**Davey Tree Proposal:** Davey Tree presented two proposals—one for this year and one for maintenance of our trees in 2022. There was discussion as to how it would fit into our budget. Moved by Amar, seconded by William to approve the proposal for this year's work. All were in favor. The board will revisit the 2022 proposal at a later date.

**Ludwig Concrete Proposal:** New proposal to be presented at the July meeting.

**Dryer Vent Proposals:** Three proposals were presented. Motion by Michelle, seconded by Amar, to go with Mr. Natural. Unanimous vote.

**Meeting Attendees:** Both the annual owners' meeting and this meeting were unnecessarily extended because of continual discourse back and forth. While we will always give owners a platform, the time tonight was preoccupied with two attendees that have no ownership in the units in which they live. Accordingly, the board is implementing a policy wherein only titled owners may attend meetings and participate in them.

**Next Meeting:** Monday, July 12, 2021

**---Open meeting ended at 9:33 p.m.---**

**Closed Session Action Items:** Receivables and prepaid assessments were discussed. Continued discussion regarding roof and mediation. Owner's business use of home. No actions are needed to be taken on the closed session items.

**Adjournment:** 9:39 p.m.