

7-9	Approval of Minutes: 5/14/2022 Meeting Minutes	Barbara Schoen Jim Cochrane	Motion to Approve Second All in favor – Motion passed
10-11	Homeowner Hearing/Correspondence: Unit 203 architectural request to install roof sun tunnel	Board	Action: Alan to send request and detail to architectural committee
12-15	Action Items from Last Meeting: Action item #1: TCPUD from homeowner Action item #2: Fine notices Action item #3: Post approved 5/14/22 minutes Action item #4: Board members to provide Alan M with summary of assigned questions of survey Action item #5: See above (Spectrum) Action item #6: Chairman of architectural committee to look into “roll back type” exterior screen door Action item #7: Alan Nelson to continue working with Brian Henley on the governing documents rewrite Action item #8: Alan M to send completed RFP docs to 6 different property management companies and 1 individual	Alan M Alan M Alan M Board Board Doug Alan N Alan M Mark Josette	No Discussion No Discussion Done. No Discussion As of 6/13/22 received Q2-Q5 (see attachments 12-15) – Action: Board members to provide Alan with Q6, Q7, Q9, Q10. Once all received Mark will post all summaries on website Discussed Above Pushed to next meeting Alan to continue research of current and proposed CC&R’s and Bylaws. Action: Need input from other Board members. Action: Alan N to get attorney Henley to provide completed draft of CC&R’s and Bylaws to all board members ASAP Done – Sent RFP to 6 property management companies, 1 individual Sent Email Friday 6/17/22 to all committee members, Board members, manager. Contents: 1. RFP complete from 2 property management companies 2. Resumes of 4 final individuals for GM position 3. Committee to meet 6PM Thursday 6/23/22 to discuss information provided and decide on recommendation to the Board Must keep Juan and Alfonzo

	<p>Action item #9: Barbara Schoen to provide Alan M with picnic notice to be sent to homeowners. Once received Alan M to mail to all homeowners.</p> <p>Action item #10: Board members to provide Jessica Taft with information for the newsletter</p>	<p>Jessica</p> <p>Mark</p> <p>Alan M</p> <p>Board</p>	<p>How much input wanted by the committee from other Board members?</p> <p>The summary and recommendations to come from the committee (mark, Jason, committee members and Alan M). Final discussion at July meeting</p> <p>Done</p> <p>Done</p>
	<p>Old Business:</p> <p>OB #1: Pool/bath/footpath project</p> <p>OB #2: Lawn renovation</p>	<p>Alan M</p> <p>Alan M</p>	<p>Alan talked with building department head of plan check. He sent Alan the current list of requested information that was also sent to contractor and engineer. Alan called contractor and had discussion. Engineer called the next day, sent complete planner vision #3, which provided all requested building department information. Plans sent to building department. This should be final correspondence to allow for final permit. Work on site progressing as allowed at this point.</p> <p>Peter with Green Thumb Landscaping to meet, determine scope and cost of aeration and thatching in the fall. It is too hot until then. Alan is still trying to get second landscaping contractor involved.</p>
16-18	<p>New Business:</p> <p>NB #1: Homeowner contact options</p>	<p>Alan M</p> <p>Board</p>	<p>Alan N, Roxanne, Jessica Taft, and Matt Shane (IT contractor) have helped Alan M to simplify mailing groups on computer.</p> <p>Leave current options in place and continue to develop mailing groups with Jessica.</p>
	<p>Committee Reports:</p> <p>CR #1: Rules & Regs Committee</p> <p>CR #2: Admin Committee</p> <p>CR #3: Architectural Committee</p> <p>CR #4: Landscape Committee</p>	<p>Alan N</p> <p>Mark P</p> <p>Doug O</p> <p>Jim C</p>	<p>Discussed previously</p> <p>Discussed previously</p> <p>Discuss at next meeting</p> <p>Meeting July 9th time 9:00am at unit 196</p>
19-23	<p>Financials:</p> <p>F #1: April Monthly Financials</p> <p>F #2: April Aging Report</p>	<p>Jason</p> <p>Jason</p>	<p>Expenses on track by percentage (of year). Pool utilities high from January, but total will decrease in the next few months</p> <p>All ok</p>
24-29	<p>F #3: 2022/2023 Budget Draft</p>	<p>Board</p>	<p>Treasurer (Jason) gave full report of draft budget. Jason requesting input from BOD with final</p>

		Linda Meckel	<p>approval in July Board meeting, including dues schedule.</p> <p>There is a 40% increase in insurance budgeted, the current CPI is 8.6%.</p> <p>Jason's reviewed operating estimates and necessary increase in dues to cover costs and CPI, manager transition cost and all estimates based on current staffing model.</p> <p>Addressing the low point in dues now is most important.</p>
	<p>Open Session:</p> <p>OS #1: Board future topics / non-agenda items</p> <p>OS #2: Member Comments</p>	<p>Kathy L</p> <p>Mark</p> <p>Mark</p> <p>Roxanne</p> <p>Linda M</p>	<p>Thanks to all the Board members over the years. I had a great time. You all were very professional and a pleasure to work alongside of.</p> <p>Nomination letter – Mark stated that there is an additional Board position open (Kathy L) along with the three incumbents Mark, Jason, and Josette.</p> <p>There has been discussion about providing one additional amenities key (2 total). Board agreed to leave as is.</p> <p>Asked the BOD to walk the complex and create a list of visual items that need to be addressed. Alan stated the architectural chairman plans on doing this when he comes up.</p> <p>Stated she very much appreciated the forward projections on the budget and that we should focus any dues increase to key projects and less so on internet and TV.</p>
	Executive Session	Board	None.
	Meeting adjourns	Mark P	11:37 PM