Board of Directors Present: Martin Salazar, Angela Casas, Valerie Rizanji.

One Homeowner Present.

* Meeting Called to Order at 7:21PM
* **Treasurer Report Presented**. $31,522.07 (Operating, Reserve & Debit Card)
  + Martin Salazar asked that Board of Directors review the Trio provided Income Statement for budget items that need to be adjusted for upcoming budget for consideration.
* **Halloween Home Decorating Contest**. Martin Salazar will announce this evening. Judging will be scheduled for Tuesday, October 29, 2020.
* **Christmas Neighborhood Decorating**. We allocated $300 for Christmas neighborhood lighting. Martin Salazar reported that location of lights is unknown; Monica Moreno would have information on the location of lights. Martin Salazar proposed that we use the $300 for installation costs if lights are located.
  + Valerie Rizanji asked if we would have the gates working by then. If not, then proposed that we not do any decorating.
  + Angela Casas motioned that we decorate the community sign and center island trees if we have lights; majority approved.
* July 6, 2019 and July 22, 2019 Board of Directors Meeting Minutes presented and approved (Motioned by Angela Casas w/ second by Martin Salazar; majority approved).
* **Old Business**
  + Landscaping
    - Front part was finished October 22, 2019.
    - Repaired all sprinkler heads; identified two leaks.
    - Viaduct leak identified and repaired.
    - Center island lead identified; does not need repair at this time.
    - Timers on Cavalier Pass island fixed.
    - Invoice forthcoming.
* **New Business**
  + Landscaping
    - Park quote forthcoming to include line repairs (were previously cut); Meter was replaced.
    - We will receive a quote for recommended repairs.
  + Camera
    - Installation will start on Monday, October 28, 2019.
    - Martin Salazar will then meet with contractor on Thursday or Friday, October 31 or 1st of November for orientation of new system.
  + 2020 Annual Assessments
    - In 2018, a 10% assessment increase was approved.
    - Discussed if the Board should consider an increase of annual assessments for 2020.
    - Martin Salazar would consider a raise in assessment to use increase income for gate repairs
    - Valerie Rizanji concurred.
    - Martin Salazar recommends 5%
    - Angela Casas adds that in order to commit funds to repair gate then HOA must address the current entry and exit issues.
    - Angela Casas makes the statement that the HOA needs to either redesign the gate to help in reducing bad entry and exit practices or to install spikes to existing design.
    - Martin Salazar recommends that we not raise assessments and spend current budget to fix the gate as is and then commit a 5%, 10% rise for design.
    - Angela Casas adds that the issue is two pronged. We have a better gate system that residents can manage their own access, but the one barrier is the representation in our membership. We have gone high on rental and their commitment to neighborhood and security.
    - Martin Salazar states that he is okay with the gate being open.
    - Valerie Rizanji asked if the gate has improved the crime rate in our neighborhood. Martin Salazar cited the recent break ins in our neighborhood.
    - Martin Salazar recommends that we table the item and we have a meeting right before Thanksgiving. If we do a 10% increase (in assessments) that would get us an additional $6,184 and reach out to the gate company and find out what can you (they) do for six thousand dollars.
    - Angela Casas added that we (Board of Directors) need to stop making the decision when it comes to the gate. We need to put it on membership to vote whether they want a gate or not. Do a friendly communication to membership that right now we do not have funds without a proposed one-time assessment or an increase; we are committed to finding alternatives.
    - Martin Salazar proposes that we tie the communication and vote to annual meeting correspondence/communication in March/April 2020. Also address outstanding bylaw and governing documents revisions/updates addressing, parking, Airbnb, etc.
    - Martin Salazar summarizes that we are to stay with the assessment that we have, do a motion to have membership vote on the gate (yes/no to gate), the design that is needed and the budget limitations.
    - A working meeting to lay out communication plan for upcoming annual meeting was suggested.
    - Martin Salazar asked whether we should file the insurance claim on our own insurance policy and clear $3,000 for redesign. Claim has to be filed by June/July 2020. Valerie Rizanji motioned to file claim w/ second by Martin Salazar; majority approved.
  + Valerie Rizanji asked for thoughts on making existing park area a parking lot.
* Next Meeting Saturday November 23, 2019 @ 9:30 @ Starbucks on Babcock Rd.
* Meeting adjourned at 8:08PM

Executive Session

* Martin Salazar two accounts in Foreclosure; proposals were accepted (votes) as is via email. Legal counsel already had payment for one and mailed out proposal for signature. Legal counsel has not confirmed that paperwork has been completed (signed)/returned.
* ACC Violations-
  + M. Martinez-Carrasco property- outstanding application for addition of porch without approval
  + Property with awning is still outstanding.
  + Violation, structure repair, rotten wood component all wood on the house should be good x 2, should be repaired at our cost and billed to homeowners. Need to see pictures of both properties to assess the estimated cost.
  + Property with broken window has been fixed.
  + Board of Directors need to clarify what “sending to attorney” compliance step means; Martin Salazar will clarify. Clarify who pays legal cost, deadlines and that compliance steps are in line with state and governing documents requirements.
* No appearance by homeowner (50 Labtrobe Post) appealing ACC decision (denial)

* Session closed at 8:20PM