

Annual Homeowners Meeting

Date	September 21, 2020	
Place	Villa Caballeros on Zoom,	
In Attendance	Syd Steinbock Roger Vanhyte Robert Lasseche Michael Fitzgerald Cindy Anderson (Management) Several Homeowners in attendance Chairperson: Syd Steinbock	*Board Members
Recorder	Management	
I.	Call Meeting to Order	Meeting called to order at 9:04 AM
II.	Establish Quorum	A quorum was established.
III.	Approval of Minutes:	June 15, 2020 Minutes motion was duly made, seconded and approved.
IV.	Treasurer Report	Operating funds as of August 2020 were \$47,109+ and reserve funds were \$338,270. For a total of 385,379. A motion was duly made, seconded and approved to lien 009-613-247.
V.	Committee Updates	Landscape: Fall planting will be taking place in October. Architectural: None Pool Committee: No report
VI.	Management Report	Discuss
VII.	Old Business	Tennis Courts: A motion was duly made, seconded to install drains in the amount of \$28,000. Date for decking and balcony inspection: The decking will start in Oct and he will also give us a price for the balcony inspections. Architectural rules for underlayment: The committee will set

		<p>guidelines for Flooring underlayment and other guidelines.</p> <p>Hot water heater drain pans and drain hoses: Architectural committee will consider options and guidelines.</p> <p>Budget-Electrical, plumbing and landscaping: A motion was duly made, seconded and approved budget with changes.</p> <p>Reserve Study: A motion was duly made, seconded and approved reserve study.</p> <p>Inspector of elections: A motion was duly made, seconded and approved</p> <p>Annual meeting timeline: A timeline was reviewed by board.</p> <p>Elevator service: Elevator yearly service in the amount \$1,900. A motion was duly made, second and approved.</p> <p>Chair reminds all owners and tenants: No parking in loading zone Replace smoke detectors if older than 8 years No backing up in parking spaces Walk your dog off property Place a drain pan under water heaters If you have a renter be sure you have a copy of lease agreement with management as well as name and contact info When installing a new a/c unit you must submit an architectural Form for approval prior to. Wear a mask when in common areas Thank you</p>
VIII.	Meeting adjourned at 11:10 AM	Next meeting scheduled for October 19, 2020 @ 9:00 AM.