

FRENCH CREEK TOWNHOMES ASSOCIATION

Board of Directors Meeting Minutes

November 17, 2022

(following the annual meeting)

Mission Viejo Library

Meeting was called to order at 7:55 p.m. by Linda Hirschfeld. Quorum of the Board of Directors established. Minutes taken and transcribed by Gabe Lazaro and corrected by board on 1.24.23.

Board members present: Linda Hirschfeld, Deb Carney, Tereasa Harsh

Board members absent and excused: Kevin Jones **Advanced Staff:** Gabe Lazaro, Association Manager

Contractors Present: None

Homeowner Forum: 0 homeowners in attendance

Topics: none

Election of Officers for 2023

- **Motion:** to have Tereasa Harsh serve as President, Linda Hirschfeld serve as Secretary and Deb Carney serve as Vice President/Treasurer and Kevin Jones serve as Member at Large was made and seconded and passed unanimously.

Approval of Meeting Minutes

- **Discussion:** the minutes from July 12, 2022 meeting were not available for approval.

Financials/Legal:

- **Discussion:** Financials for July 2022, August 2022, September 2022 and October 2022 were unavailable but had been accepted via email.

Manager's Report – Board Reports:

- **Review:** Manager Gabe Lazaro presented a listing of violations for the period of January 2022 through November 17 2022 and the board reviewed. No current violations were on list.
- **Informational:** Deb Carney reports that the Tree Service will be working on property this weekend.
- **Discussion:** Gabe Lazaro reported he continues to work gathering the paperwork needed by CIT in order to complete the possible loan application for the balance of the invoices from Heritage Roofing (\$45,000) for the Reconstruction Assessment Project. The terms of the loan are interest rate 5.5% and payments would be \$859.55 for 5 years. ** See note below for post meeting update**
- **Discussion:** Gabe Lazaro will have the wasps nest removed after the first heavy frost.

New Business: No new Business

Architectural:

Correspondence: None

Hearings:

Adjourned at 8:28 pm

Next Meeting: TBD

** 11.28.22 Advance HOA informs board CIT not willing to fund loan due to more than 8% delinquency via email