

## **Penn Towers Homeowners Association**

Board of Directors Meeting Minutes

Zoom Meeting – 6:00 PM

April 18, 2023

Meeting called to order at 6:04 PM by Michael Gaultieri.

**Board members present:** Jillian McKinney, Michael Gaultieri, Nancy Miller, Andrew Huff, and Tim Shea.

**Board members absent and excused:** None.

**CPMG Staff:** Korey Bueng, Association Manager.

Quorum of Board of Directors established. April minutes recorded and transcribed by Korey Bueng.

### **Homeowner Forum:**

- There were three homeowners present for the meeting. One homeowner inquired about the current state of the 2023 budget.

### **Meeting Minutes:** March 21, 2023

- On a motion made by Tim Shea, seconded by Michael Gaultieri and unanimously carried, it was resolved to approve the March 2023 minutes as written.

### **President's Report:**

- Michael gave a brief report on some issues the community is currently facing including trash and recycling collection services, the status of the call box, and the health of the budget.

### **Association Managers' Report:**

- Korey Bueng gave an update on daily operations.

### **Financials/Legal:**

- On a motion made by Michael Gaultieri, seconded by Tim Shea and unanimously carried, it was resolved to approve the March 2023 financials subject to audit.

### **Old Business/Discussion Items:**

- The Board discussed trash removal services from various vendors, but did not come to a decision as of yet.
- The Board discussed installing signage regarding security cameras on the property.
- The Board discussed ideas relating to improving access to the back gate for the trash collection company.

### **New Business**

- None.

**Contracts/New Business:** None.

**Contract(s) Approved Between Meetings:** None.

**Hearings:** None.

**Correspondences:** None.

**Executive Session:** None.

**Adjournment:** 6:57 PM.

Next Meeting: May 16, 2023 – 6:00 PM (Zoom)

Minutes approved:

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*Michael Gualtieri, President Date*