

Studio 80 Homeowners Association
Board of Directors Meeting Minutes
March 2, 2021
Zoom Meeting due to Covid-19
5:30 PM

Meeting was called to order at 5:30 pm by Elaine DeVries.

Board members present: Elaine DeVries, Nate Weaver and Irene Betin

Board members absent and excused: None

Minutes taken and transcribed by: Mark Dougal, Association Manager CMCA, AMS

Approval of Meeting Minutes:

- **Motion:** To approve the January 5, 2021 meeting minutes as written was made by Elaine DeVries, seconded by Irene Betin, and passed unanimously.

Association Manager's Report: Mark Dougal

Mark provided update on daily operations

On a motion duly made, seconded and unanimously carried it was resolved to approve the following fines:

- 1980 #101 – 3rd notice – trash - \$100
- 1980 #101 – 4th notice – trash - \$200
- 1980 #108 – 3rd notice – items on patio - \$100
- 1980 #108 – 4th notice - items on patio - \$200

Financials/Legal:

- **Motion:** to approve the January 2021 financials prepared by CPMG subject to audit was made by Irene Betin, seconded by Elaine DeVries and passed unanimously.

Review: No Accounts at the Attorney

Motion: to approve repaying \$5,000 from operating to reserves.

New Business/Discussion Items:

- On a motion duly made, seconded and unanimously carried it was resolved to approve Board positions as Elaine DeVries – President, Nate Weaver – Vice President and Irene Betin Secretary.
- The Board discussed the annual calendar and routine maintenance needs.
- The Board discussed the homeless camp behind the property. Mark and Irene are meeting with the Mayor to discuss this issue in the next few weeks.
- The Board discussed the need to have the trip hazards around the property shaved down. Mark will get a few bids for review.
- The Board discussed the possibility of replacing Big Daddy's Towing. Mark will provide other options for the Board to consider.
- The Board discussed the need for asphalt repair in the 1980 parking lot.
- The Board discussed if it was necessary to winterize the boiler rooms to prevent freezing. The Board concluded that it was not necessary at this time.

Action outside of a Meeting: None

Architectural: None

Correspondence: None

Hearings: None

Homeowner Forum: 6 homeowners in attendance.

Topics: Violations, reserve fund, communication and possibility of a 2021 special assessment

Adjournment: 7:24 p.m.

Executive Session: None

Next Meeting: May 4, 2021 – 5:30 PM