

Studio 80 Homeowners Association
Board of Directors Meeting Minutes
September 24, 2019
CPMG 2620 S Parker Rd
5:30 PM

Meeting was called to order at 5:30 pm by Elaine DeVries. The meeting was held at CPMG Office.

Board members present: Jackie Cote and Elaine DeVries

Board members absent and excused: None

Resignation of Board Members Rhonda Corrick resigned on 8.14.19

Minutes taken and transcribed by: Virginia Johnson, Association Manager

Contractors: None

Homeowner Forum: 2 homeowner in attendance –

Topics: Meeting signs, Priority List, water shut offs in every unit, emergency notifications to homeowners and tenants.

Approval of Meeting Minutes:

- **Motion:** To approve the July 23, 2019 meeting minutes as written was made by Elaine DeVries, seconded by Jackie Cote, and passed unanimously.

Association Manager's Report: Virginia Johnson

Virginia provided update on daily operations

Business & Discussion Items:

- **Motion:** to approve the bid from R3NG to repair or replace the vents for a total cost not to exceed \$6,500 was made by Elaine DeVries, seconded by Jackie Cote and passed unanimously.
- **Discussion:** the Board reviewed the bid from ECO Roofing for vent repairs and replacements for a total of \$45,474.17 and did not approve.
- **Motion:** to approve the 2020 budget with a \$25.00 increase and a special assessment of \$500.00 for unit for capital projects was made by Jackie Cote, seconded by Elaine DeVries and passed unanimously. The \$500 will be due in full on 2/29/2020.
- **Discussion:** The Board discussed the list of priorities which is always changing. They will work on updating and it will be sent out in the annual mailing.
- **Motion:** to approve the CPMG contract for 2020 with a 5% Increase was made by Elaine DeVries, seconded by Jackie Cote and passed unanimously.
- **Discussion:** The 2020 draft budget will be reviewed at the September Meeting. The Annual Meeting is set for October 29, 2019.

Violation and Work Orders:

- The violations report was reviewed.
- The work orders were reviewed.

Action outside of a Meeting:

The gutter cleaning Bid from CPS was approved for a cost of \$550.00

Financials/Legal:

- **Motion:** to approve the July 2019, and August 2019 financials prepared by CPMG subject to audit was made by Jackie Cote, seconded by Elaine DeVries and passed unanimously.
- Review:** No Accounts at the Attorney

Board Topics: None

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 6:19 p.m.

Executive Session: None

Next Meeting: October 29 Annual Meeting



Minutes approved at the 7.23.19 Board Meeting

