

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board Meeting
April 17, 2024, 6:00PM

1. Roll Call/Establish a Quorum: John called the meeting to order 6:00pm

President	John Nychis	-	Present
Vice President	Val Leclerc	-	Present
Secretary	Barry Smith	-	Present
Treasurer	Deena Guillet	-	Present
Director	Chris Luizzi	-	Present
Quorum present?	Yes		

2. 2024 Board meeting January minutes:

- James read January 2024 minutes and Deena made a motion and seconded by Barry. Motion carried.

3. Treasurers Report

- Deena gave March financials
Stucco CD interest: \$91,177.85
Roof CD interest: \$83,380.93
Clubhouse painting and blind about \$6000

6. New Business:

Reserve Study: Deena made a motion to do the reserve study. Seconded by Barry Smith and motion carried.

Playground: Chris gave report on playground. Chris made a motion to spend to repair up to \$45,000, includes flooring, sunshade, parts repair, using Reserve Recreation Amenities. Val seconded. Motion carried.

Parking Concern: Once the construction is over, the board will revisit parking issue.

Deena made a motion to adjourn and seconded by Chris. Motion carried.
Meeting adjourned at 7:20pm.

Pest treatment at Pool Area: Val made a motion to spend \$120/year for pest control. Chris seconded and motion carried

Gate Repair: Val made a motion to spend up to \$30K to hire Maingate to repair the gate. Chris seconded and motion carried.

Light Post repair: Chris made a motion to repair the broken light post at clubhouse. Seconded by Val. Motion carried.

Respectfully submitted by:

James Ro and San Simeon Board Secretary