San Simeon Phase 1 Residents' Association, Inc. Minutes of the Board of Directors' Meeting April 26, 2021, Clubhouse

1. Roll Call/Establish a Quorum: John called the meeting to order 6:03pm

President John Nychis - Absent
Vice President Barry Smith - Present
Secretary Val Leclerc - Absent
Treasurer Arlene Creeden - Present
Director Ted Ravas - Present

Quorum present? Yes

- **2. Minutes:** Arlene made a motion to approve amended January 2021 Organization minutes. Barry seconded and motion carried
- **3.** Treasurer's Report:
 - a. Assets in Accounts:

i. Operating Cash: \$32,974.08ii. Reserves: \$1,590,089.48

iii. Assessments Receivable: \$5,691.14
iv. Allowance for bad debts (\$5,287.05)
v. Prepaid Expenses \$52,075.93
vi. Refundable Deposits: \$6,089.00
vii. Total Assets: \$1,681,632.58

4. New Business

- a. Pet Breed: Arlene made a motion not to approve Rottweiler in the community. Barry seconded. Arlene, Barry and Val are in favor. Ted opposed. Motion passed.
- b. Attorney: Arlene made a motion to change the attorney to Najmy Thompson. Seconded by Val. Arlene, Barry and Val are in favor. Ted opposed. Motion passed.
- c. Painting: Ted made a motion not to paint DR Horton. Get the quotes for Levitts Homes stucco, clubhouse stucco and wood, dumpster, wall, fence, entrance. Barry seconded. Motion passed
- d. ARC 3803 Cherrybrook lanai extension with roof: ARC Committee denied 3803 Cherrybrook request. Arlene made a motion to deny ARC request. Seconded by Ted. Motion carried.
- e. Clubhouse Rental: Val made a motion to open to rent the clubhouse. They have to sign a covid liability form made by Ted. Seconded by Barry. Ted, Barry and Val are in favor. Arlene abstained. Motion passed.
- f. Mulch will be installed in November

