

HUNTER'S SQUARE AT CEDAR CREST COMMONS CONDOMINIUMS
BOARD OF DIRECTORS MEETING
Meeting Minutes
September 21, 2021

I. Call to order

Secretary Nancy Creel called to order the regular meeting of the Hunters Square Board of Directors at 7:07 p.m. on September 21, 2021, via conference call on Zoom due to Covid-19.

II. Board Members Attending

Board Members: Nancy Creel and Tamaria Raleigh. Suzanne Allen, absent.
Burke Management Group: Joyce Mullins and Robert Tennant.
Residents and Guests: Michael Youlen.

III. Open Forum

No Open Forum held.

IV. Community Police Report

Michael Youlen presented his report for August 17, 2021, to present.

V. Approval of the August 17, 2021, Minutes

The minutes of the August 17, 2021, Board meeting was reviewed previously by email. Motion to pass the August minutes was made by Tamaria and seconded by Nancy. Motion is passed.

VI. Financial Report

Management and the Board reviewed the August 2021 financial report. The Association operating account balance is \$13,328.12, total investments are \$130,230.44. Total assets are \$194,786.11. Quarterly deposit to reserves will be posted next week.

VII. Old Business

a) Maintenance/Repairs Update

- Management has been in communication with RGS regarding replacement of the four balconies on Building 1. RGS will be meeting with Management to present a sample color chart for the materials. In addition, Management has been advised by RGS how they will be securing materials on-site when not working. RGS will be scheduling a site visit with Management soon.
- Turner has made site visits to inspect for any lighting issues. To date, none have been found.
- Management has again contacted American regarding lack of timely trash pickup.
- Turner repaired/replaced four hall stair treads at 9240 Niki Place.
- Management will contact Turner about photocell issues.
- Management will contact janitorial contractor regarding cleaning issues.

VIII. New Business

- a) Management presented a draft policy resolution for electronic meetings. The Board will have to adopt the resolution and then forward to all unit owners via Certificate of Service. The policy resolution is deferred to the next meeting when the entire Board can be present.
- b) Nancy presented the first draft of the November newsletter. Additional items will be added and second draft will be reviewed at the October meeting.

IX. Executive Session

Motion was made to adjourn to Executive Session for legal discussion at 7:29 p.m.

X. Open Session

The Board returned to open session at 7:32 p.m.

XI. Adjournment

Nancy made a motion to adjourn and the meeting was adjourned at 7:34 p.m.

Minutes submitted by: Nancy Creel, Secretary

Minutes approved by: _____