

HUNTER'S SQUARE AT CEDAR CREST COMMONS CONDOMINIUMS
2021 Annual Meeting
Minutes of January 27, 2021

I. Call to order

Suzanne Allen, President, called to order the annual meeting of the Hunters Square Board of Directors at 7:02 p.m. on January 27, 2021, via Zoom conference call due to the Covid-19 pandemic. This was the third attempt to reach a quorum which was successful.

II. Members Attending

Board Members: Tamaria Raleigh, Suzanne Allen, and Nancy Creel.
Burke Community Management Group represented by Joyce Mullins and Brittany Turner.

Residents and Guests: John Wilson, III; Elizabeth-Rose Smith; Luis Aguirre; Juan Rivera; Marta Kiel and Steven Colbert. Sixteen residents represented by proxy.

III. Proof of Notice of Meeting

Proof of Notice of Meeting was mailed on December 22, 2020, with minutes from January 29, 2020, and quorum was met on the third attempt by attendance and proxy.

IV. Approval of January 29, 2020, Annual Meeting Minutes

Tamara Raleigh motioned to accept the minutes of the 2020 Annual Meeting which was seconded by Suzanne Allen and the minutes were approved.

V. Financial Review

Management presented the 2020 Balance Sheet and Income Statement. Total operating income for 2020 was \$444,990.07. Total operating expenses for 2020 was \$417,686.48. The Reserves account balance is \$91,308.66. Payments on the association loan of \$464,059.56 obtained in September 2016 are being paid from the Replacement Reserves Account and \$62,994.30 has been repaid during 2020.

VI. Year in Review

The following accomplishments for 2020 were noted:

- a) reserve study completed;
- b) aggressive collection of delinquent assessments;
- c) chimney vents added to building exteriors on Caspian Way;
- d) regular contributions to the Reserve Account;
- e) gutters cleaning on all buildings;
- f) necessary tree removal performed;
- g) landscape enhancements on Niki Place;
- h) dryer duct cleaning completed;
- i) power washing of buildings and dumpster pads;
- j) additional security lighting on Niki Place;
- k) restriping and number painting of parking spaces;
- l) various maintenance in community.

Goals and Projects in 2021 include:

- a) required tree work;
- b) repainting of unit doors;
- c) reconsideration of dog park;
- d) landscaping enhancements for Caspian Way;
- e) update parking passes;
- f) work on building the Reserves Fund.

VII. Open Forum

Open forum held and discussions regarding security, trash removal and projects for the community.

VIII. Board Nominations and Elections

There were no nominations for the two vacant board positions and elections were not held.

IX. Adjournment

Nancy motioned to adjourn the meeting which Tamaria seconded and the motion was carried at 8:00 p.m.

Minutes submitted by: Nancy Creel, Secretary

Minutes approved by: _____