

HUNTER'S SQUARE AT CEDAR CREST COMMONS CONDOMINIUMS
BOARD OF DIRECTORS MEETING
Meeting Minutes
April 19, 2022

- I. Call to order
President Suzanne Allen called to order the regular meeting of the Hunters Square Board of Directors at 7:01 p.m. on April 19, 2022, via Zoom conference call.
- II. Board Members Attending
Board Members: Suzanne Allen, Tamaria Raleigh, Romina Peinado Wagner and Nancy Creel.
Burke Management Group: Joyce Mullins and Robbie Terrant.
Residents and Guests: Michael Youlen, Luis Aguirre, and Corbin Stewart.
- III. Open Forum
No Open Forum held.
- IV. Community Police Report
Michael Youlen presented his report for March 15, 2022, to present.
- V. Approval of the March 15, 2022, Minutes
The minutes of the March 15, 2022, Board meeting was reviewed previously by email. Motion to pass the March minutes was made by Tamaria and seconded by Suzanne. Motion is passed.
- VI. Financial Report
Management and the Board reviewed the March 2022 financial report. The Association operating account balance is \$18,900.10, total investments are \$130,359.02. Total assets are \$225,125.13. Deposit was made to the Reserves Account in March, 2022.
- VII. Old Business
 - a) Maintenance/Repairs Update
 - Management inspected water damage at 9320 Caspian Way in the sun room and kitchen. Turner found the water leak was around the refrigerator and not near the exterior of the unit. Turner inspected the windows and siding which was found in good condition with no water leaks.
 - Gutter repair has been referred to Turner for 9320 Caspian Way.
 - b) KGS balcony replacements –Management reports that KGS will be completing work, weather allowing, by week of April 18. Once the City performs the final inspection, Management will set a date for the Board and Management to meet with KGS to review the finished project.
 - c) Management reported on the billing for snow removal at Hunters Square on March 12, 2022. The total cost for ice melt, snow removal on stoops and sidewalks, and plowing was \$1,987.50.
 - d) Management continues to obtain bids for the yearly dryer duct cleaning for the next meeting.
 - e) Discussion of draft newsletter. Nancy will review the current recyclable items and update the newsletter for the next meeting.

VIII. New Business

- a) No new business.

IX. Executive Session

Motion was made by Suzanne to adjourn to Executive Session for legal discussion at 7:27 p.m.

X. Open Session

The Board returned to open session at 7:38 p.m.

XI. Legal Collections

Suzanne made a motion to switch legal collections from Purnell, McKennett & Menke to Rees Broome, PC. Tamaria seconded the motion and the motion is passed. This change will not result in any additional legal fees to the Association and present a more active approach to collections on delinquent accounts.

XII. Adjournment

Tamaria made a motion to adjourn which was seconded by Romina and the meeting was adjourned at 7:40 p.m.

Minutes submitted by: Nancy Creel, Secretary

Minutes approved by: _____