

Mabel Bridge Homeowners Association

Board Meeting

October 14, 2020 at 6:30PM
Virtual: Microsoft Teams 321-209-9766 ID 158 811 82#

Meeting Minutes

Officers: Andrew Scygiel (President), Mel Vanaman (Vice President), & Marco Mambella (Treasurer)

Called to order by Andy Scygiel at 6:37 PM

Quorum Established by Andrew Scygiel, Mel Vanaman and Marco Mambella joined virtually. Maria Gomez, Community Association Manager, Leland Management also joined virtually.

Proof of Notice was posted on the community bulletin boards as required.

Short Presentation to Members

- Introduction of the acting board
- Goals / Expectations
- Call for more volunteers
- Recap of important information of what's transpired this year

Approval of Previous Meeting Minutes: Motion made by Andy Scygiel, second by Marco Mambella to approve all four sets of meeting minutes as presented. All in favor.

- 10-17-2019 – BOD Budget Mtg Draft
- 10-17-2019 – BOD Organizational Mtg Draft
- 10-17-2019 – BOD MRTA Mtg Draft
- 12-29-2019 – BOD Mtg Draft

Committee Reports

- **ARB**
 - Committee will review the need to update and clarify existing ARB Guidelines. Final draft will be presented to the Board.
 - Committee will review the current color pallet and expand as needed. Final Draft will be presented to the Board.
- **Communications**
- **Landscaping**

Unfinished Business

- None

New Business

- **Board of Directors – Organization**
 - **Resignation:** Marco Mambella submits resignation effective immediately.
 - **Appointment:** Motion made by Andy Scygiel, second by Mel Vanaman to appoint Eric Asadoorian to the vacant board seat. All in favor.

- **Review project proposals in progress**

- **ARB Committee Appointment**
 - Motion was made by Andy Scygiel, second by Mel Vanaman to appoint, Leah Emmanouilidis, ARB Chair. Unanimous.

 - ARB Committee Members are as follow:
 - Leah Emmanouilidis, Chair
 - Eric Asadoorian
 - Michael Schnepf
 - Arthur Zillas

- **Approval of 2021 Budget and Assessment**
 - Motion was made by Andy Scygiel, second by Mel Vanaman to approve the 2021 Budget in the amount of \$234,864. and Assessments with increase in the amount of \$233. paid quarterly. Unanimously approved.

- **Ratify Records Request and Revised Collection Policies**
 - Motion was made by Andy Scygiel, second by Mel Vanaman to ratify the Records Request Policy and **revised** Collection Policy. All in favor.

- **Review of Committees**
 - Confirm current membership. Notate Chairs of each for official record.
 - Add / Remove Committees based on existing need
 - **Landscape Committee**
 - Don Demke

 - **School Committee** – Disbanded
 - **Beautification Committee** – Disbanded
 - **Communication Committee**
 - Leah Emmanouilidis
 - Ilene Jones

 - **Flag Committee**
 - Rui Wu
 - **Pool Committee**
 - Ned Karajic

Open Forum

Adjournment: 7:46PM Motioned by Andy Scygiel, second Mel Vanaman. Unanimous.