

Mabel Bridge Homeowners Association
Board Meeting

April 30, 2021 at 9:00 AM

Virtual: Zoom Meeting ID 827 6299 0798 Passcode 879184

Meeting Minutes - Draft

Officers: Andrew Scygiel (President), Vacant Position (Vice President), Rick Asadoorian (Sec / Treasurer)

Called to order by Andy Scygiel at 9:06 AM

Quorum Established by Andy Scygiel and Rick Asadorian who were present virtually via Zoom.

Proof of Notice was posted at both community bulletin boards 48 hours in advance as required. Meeting was also announced on the Association's website.

Board Introduction

- Introduction of the acting board
 - Mel Vanaman submitted resignation effective January 15, 2021

Approval of Previous Meeting Minutes: Motion was made by Andy Scygiel, second by Rick Asadoorian to approve November 10, 2020 Budget Meeting as presented. Unanimous.

Committee Reports

- Pool Committee Ned Karajic has left Mabel Bridge. Pool Committee disbanded.

Unfinished Business

- None

New Business

- Board – Attorney discussion regarding general matters:
 - Annual Meeting – Implementation and Scheduling
 - HOA Credit Card
 - Neighbor to Neighbor Civil Matters
 - Easement of the monument
 - Repeat offenders of rule violations
 - Obligations of the HOA for verbal agreements made by developer prior to turn over
 - COVID 19 – continued response

- Board Survival Kit

- **Landscape Enhancements**
- **Association Property / Easement:**
 - 11761 & 11819 Verrazano both have lighting and landscaping behind the monument wall. 11761 has enclosed entire yard and is now seeking maintenance of items. Confirmation is needed for the Chateaubriand monument. Association will research ARB approval. Association attorney will confirm the plat and ownership.

- **Covenant Enforcement Policy**
 - Legal Warning Violations

Open Forum:

Adjournment: 10:48 AM Motion made Andy Scygiel, second Rick Asadoorian. All in favor.