

Mabel Bridge Homeowners Association
Board of Directors Meeting – 2022 Budget Review

November 17, 2021 at 6:00 PM

Microsoft Teams: Phone Conference ID: 740 988 995#

Meeting Minutes

Board Officers: Andrew Scygiel (President), James Grimes (Vice President), Rick Asadoorian (Sec / Treasurer)

Quorum Established by Andy Scygiel and Rick Asadoorian. Maria Gomez of Leland Management was also in attendance.

Called to order at 7:16 PM

Proof of Notice was posted at both community bulletin boards 48 hours in advance as required.

Board Introduction

- Introduction of the acting board

Approval of Previous Meeting Minutes:

Approval of the July 21, 2021 Meeting Minutes was tabled until the next meeting.

- November 2, 2021 - Board of Director's interviewed landscape maintenance companies as part of the bidding process. Discussion session only; no decisions were made.

Committee Reports

- **Landscape** – Bidding Review
- **Communication**
- **ARB** – Meetings scheduled for the 3rd Tuesday of the month. Meetings are noticed on the bulletin board and are held virtually through Zoom.
- **Flag Committee**

Unfinished Business

- **Monument Signs Lighting (rear of wall) / Association Property & Easement:**
 - Attorney opinion of file forwarded to the Board.
 - Master Electric Estimate (fwd to BOD 10-5-21).
 - All State Lighting estimate (fwd to BOD 11-15-21).

- **Pool Signage**
 - Age Restriction: Fox Signs vinyl adhesive strips quote (fwd to BOD 9-28-21).
 - Board will research online pricing options.

- **Pool Furniture**
 - Leader's Furniture – design options and cost forwarded to Board.

- **Pool Cabana Fan Installation**
 - Master Electric Estimate fwd to BOD 10-5-21
 - All State Lighting finalizing estimate. Board to confirm: if fan should include lighting and length of timer (60 minutes is the stock item).

- **Landscape Contract**
 - Bidding in process

New Business

- **2022 Budget Review** – The Board reviewed the draft budget and are confident the Budget will be ratified at the upcoming Budget Meeting.
- **Power Washing** – cleaning completed ratify approval of invoice in the amount of \$12,000.

Motion

- **Expense Reimbursements:**
 - **Leah Emmanouilidis** for Website Hosting Invoice, Sheet Protectors and 2" Letters for letter board in the amount of \$349.60
 - **Maria Gomez, CAM** for duplicating and mailing Cabana Keys in the amount of \$28.96
- **Attorney Affidavit**

Open Forum (3 Minutes per Owner):

Adjournment: