

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

November 22, 2021 at 6:00 PM

Microsoft Teams: Phone Conference ID: 735 431 52#

Meeting Minutes

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

Quorum Established Andy Scygiel and Jim Grimes established a quorum virtually. Maria Gomez of Leland Management was also in attendance.

Called to order by Andy Scygiel, Board President at 6:03 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:

- **Motion** was made by Andy Scygiel, second by Jim Grimes to approve the July 21, 2021 and November 17, 2021 Meeting Minutes as presented. All in favor. Unanimous.
- November 2, 2021 - Board of Directors 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 will be forwarded to Board once revisions are made by the vendor.

- **Pool Signage**
 - **Motion** was made by Andy Scygiel, second by Jim Grimes to approve both Fox Signs estimates updating the pool age restriction and soccer rules replacement sign. All in favor. Unanimous.
- **Pool Furniture**
 - Leader's Furniture – design options and cost forwarded to Board. Andy Scygiel and Jim Grimes will work with Leader's on additional design options.
- **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 is in process.

New Business

- **Discussion and Ratification of the 2022 Budget and Assessments**
 - **Motion** was made by Andy Scygiel, second Jim Grimes, to approve the 2022 Budget set at \$273,168. with quarterly assessments of \$271. reflecting an increase. All in favor. Unanimous.
 - **Motion** was motioned by Andy Scygiel second by Jim Grimes, to mail a copy of the approved 2022 Budget to all owners as part of the approval process, in accordance with the Association's governing documents. All in favor. Unanimous.
- **Power Washing**
 - **Motion** was made by Andy Scygiel, second by Jim Grimes, to ratify payment for in the amount of \$12,000. All in favor. Unanimous.
- **Expense Reimbursements:**
 - **Motion** was made by Andy Scygiel, second by Jim Grimes to approve expense reimbursement to, **Leah Emmanouilidis**, for Website Hosting Invoice, Sheet Protectors and 2" Letters for letter board in the amount of \$349.60. All in favor. Unanimous.
 - **Motion** was made by Andy Scygiel, second by Jim Grimes to approve expense reimbursement to, **Maria Gomez, CAM**, for duplicating and mailing Cabana Keys in the amount of \$28.96. All in favor. Unanimous.
- **Attorney Affidavit:** Board will be notarized and return Affidavit of Indebtedness for Lot 87 and Lot 233.

Open Forum (3 Minutes per Owner)

Adjournment: **Motion** was made by Andy Scygiel, second by Jim, to adjourn at 6:44PM. Unanimous