

MABEL BRIDGE HOMEOWNERS ASSOCIATION, INC

Board of Directors Meeting

February 23, 2022 at 6:00 PM

Microsoft Teams: Phone Conference ID: 639 427 27#

Meeting Minutes

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

Quorum Established by Andy Scygiel, Jim Grimes established a quorum. Rick Asadoorian joined after roll call. Maria Gomez of Leland Management was also present virtually.

Called to order at 6:10 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: A motion was made by Andy Scygiel to approve the November 12, 2021 Meeting Minutes as presented, Jim Grimes second – all in favor.

Manager's Report

- **Violations on Legal Warning** – The Board was presented with a list of violations on Legal Warning. A motion was made by Andy Scygiel, to forward Lots: 68, 107, 47, 6-11 and 180 to the Association's attorney for covenant enforcement, Rick Asadoorian second – all in favor.
- **Collection and Payment Plan Policy Update** – The Board was presented with the updated policies to reflect the recent legislative update. A motion was made by Andy Scygiel to adopt the new policy as presented, Jim Grimes second – all in favor.

Committee Reports

- **Landscape**
- **Communications**
- **ARB** – Meetings scheduled for the 2nd Tuesday of the month. Meetings are noticed on the bulletin board and are held virtually through Zoom.
- **Flag Committee** – Maria Gomez will place order for two USA flags.

Unfinished Business

- **Discussion and Consideration of Landscape Maintenance Agreement**
 - A motion was made by Andy Scygiel, to approve hiring Cherrylake Inc., pending complete review of contract by the Association's attorney, Rick Asadoorian second – all in favor.
- **Discussion and Consideration of Repairs vs Removal of Monument Signs Lighting (rear of wall) / Association Property & Easement):** Attorney opinion was forwarded to the Board for review. Estimates were provided to Board for review: Master

Electric **and** All State Lighting Estimates.

- A motion was made by Andy Scygiel, to remove the lighting from behind the monument walls, Rick Asadoorian second – all in favor.

Proposal will be revised to include removal only of fixtures.

- **Discussion and Consideration of Pool Cabana Fan Installation with Timer**
 - Master Electric Estimate forwarded to the Board for review.
 - All State Lighting Estimate forwarded to the Board for review. Board to confirm color and style of fan.

Proposal will be revised per specifications provided by Rick Asadoorian.

- **Discussion and Consideration of Pool Furniture Purchase:** Leader’s Furniture – design options and cost was presented to Board.
 - A motion was made by Andy Scygiel, to purchase pool furniture not to exceed \$15,000. Cost to be expensed from Reserve Funding; old furniture to be donated, Jim Grim, second – all in favor.

Andy Scygiel and Jim Grimes will work with Leader’s on additional design options.

- **Discussion and Consideration of Re-wiring at the Pool**
 - Arinton Pools Estimate provided to the Board for review. Board approved Master Electric to complete the work. Repairs did not rectify the wire ground needed to avoid shorting the pool pump. Arinton Pools will not complete the work of the prior vendor.

Maria Gomez will follow up again with Arinton Pools and Master Electric for work scope.

- **Discussion and Consideration of Pool Resurfacing:** Estimate presented to the Board.
 - Rick Asadoorian suggests an acid wash be done prior to considering a complete resurfacing. Maria Gomez will obtain cost for acid wash.
- **Discussion and Consideration of Pool Maintenance Agreement Renewal**
 - 2022 Agreement forwarded to the Board for review and execution
 - Additional proposals from Arinton Pools and Techni Pools provided to the Board for review.

New Business

- **Zoom Video Communications Reimbursement:** Zoom is being utilized by the ARB Committee to host meetings.
 - A motion was made by Jim Grimes to reimburse, Andy Siegel, for the annual subscription cost in the amount of \$149.90, Rick Asadoorian second – all in favor.
- **Discussion and Consideration of Bathhouse and Cabana Painting:** Painting estimates will be presented to the Board.
- **Playgrounds Inspection Report** was completed. The report reflects the following deficiencies that need correction. Maria Gomez will provide estimate for corrections.
- **Board Discussion Regarding Residential Roofing Material:** Rick Asadoorian suggests that roofing material options be considered by the ARB. Rick Asadoorian will work with the ARB Committee in obtaining roofing material for the Board’s consideration.

Open Forum (3 Minutes per Owner)

Adjournment: A motion was made by Andy Siegel, second by Rick Asadoorian, to adjourn at 7:53 PM.