

9/22/15 Homeowners Meeting

In attendance; Josh Berg (Kappes rep), Janine (secretary), Gabrielle (Vice President) quorum reached.

1. Meeting comes to order at 7:05pm; minutes from 6/22/15 approved.
2. Homeowners topics – none
3. Financial report – \$51k was paid for roof. Reserves are at \$110k, the lowest we are comfortable going – need to keep this idea in mind when approving expenses in future.
4. Old Business
 - a. Risk Amendment; passed >70%. We need to get notary to watch president/secretary sign it, submit to County (Scott will contact Jennifer to see if she has to send it in or if Scott can take to records office to submit).
 - i. Discussion about whether to ask people to prove that they have insurance (scan copies) or notify them that the **Risk Amendment passed** and they are in charge of getting insurance and leaving the issue to the homeowner. Scott is going to check with Jennifer to see if she has a letter format to inform.
 - ii. **Seal coating asphalt** - \$2700 for re-stripping. Re-sealing usually \$10-15k. Possible that some numbers or “reserved” signs written on some areas in need.
 - iii. **Subrogation** – we have not received any money from the subrogation of water loss in B building. Scott sending all info emails to Josh to sort through. Once the subrogation process is complete, we can contact Galluzzo to ask him to reassess our insurance policy to try and get a better deal.
 - iv. Misc. – **curb** is still broken by east mailboxes. Josh is on this (getting bid etc.).
 - v. Misc. – “No soliciting” has no “no” (painted over) Gabrielle looking into.
 - vi. Misc. – need to re-post new sign with web address. Gabrielle will post laminated sign with web email address.
5. New Business
 - a. **2016 Budget/Meeting** – We will discuss this in October with Josh.
 - b. **Earthquake Insurance** – expires in 2 days. Board votes to extend current earthquake insurance through Association of Underwriters.
 - c. Misc. – Entry ways are supposed to be blown by Earthtec, Josh will contact via email.
 - d. Misc. – Scott will move doggie bags to electrical closet for storage.
 - e. Misc. – Josh will contact Asari to see exactly what he thinks he does for Daybreak, we will compare our list with his list to determine which items are/are not being done.
 - f. Misc. – We need to clarify plan for water/electrical emergency shut-off. Josh will look into where keys are, we will re-discuss this topic, Scott also has keys. Considering re-keying emergency.
6. Adjourn at 8:11pm