

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board Meeting
February 7, 2023, 6:00PM

1. Roll Call/Establish a Quorum: John called the meeting to order 6:00pm

President	John Nychis	-	Present
Vice President	Barry Smith	-	Present
Secretary	Val Leclerc	-	Present
Treasurer	Arlene Creeden	-	Present
Director	Eddie McMillen	-	Present
Quorum present? Yes			

2. Certification of Quorum for voting- 80 ballots submitted, yes, can proceed with counting (number of votes/proxy's needed for election= 219 units divided by 20%= 44) .
One owner from household needs to sign-in on the official sign-in sheet.

3. 2022 Annual meeting minutes: James read Feb 2022 annual meeting minutes. Arlene made a motion to approve the minutes. Seconded by Barry and motion carried.

4. Treasurers Report

Arlene Creeden reported on the financial reports through 12/31/2022.

Operating Cash: \$139,934

Reserve: \$3,140,635

Assessment Receivable: \$21,985

Prepaid Expense: \$15,674

6. New Business:

- Election committee: Sharon Clark, Trentini Fay, Russ Lawrie volunteered.
- Vote on election of three (3) Directors
Arlene Creeden, Deena Guillet, Val Leclerc, Chris Luizzi and Eugene Marisa are running for the board.
- Please vote on the following proposed amendment to Article IV, Section 8 and Section 9 of the Declaration:

Article IV, Section 8. Exterior Surfaces.

- Limited to tiles, roof vents, underlayment, and plywood. The owners are responsible for all soffits, fascia, gutters, downspouts, and other components that are not specifically required to be maintained by the association.

Article IV, Section 9. Maintenance of Exterior Surfaces.

- The Owner is responsible for all stucco repairs and replacement on the Building exterior.

Did not pass, 50 did not approve, 34 approve

- Please vote on the following proposed amendment to add Article IV, Section 3(a) to the Declaration:

Article IV, Section 3(a)

- The Association is not responsible for any repairs, maintenance, replacement, or damages to the Owner's property that is related to the effects of any tree roots that shift, lift, or otherwise impact pavers, concrete, utilities, or other items or property located upon an Owner's Lot.

Did not pass, 50 did not approve, 34 approve

- Eugene made a motion to recall 2023 Budget. Chris Luizzi amended to set up the committee to review 2023 budget. Motion carried.
- Eugene made a motion to upload the minutes within the 15 days after the meeting. Seconded by Eddie. Motion carried
- Donna made a motion to invest the money into higher yield reserve. Seconded by Chris. Motion carried.
- Chris made a motion to have a quarterly meeting. Seconded by Eugene. Motion carried.

Barry made a motion to adjourn the meeting. Seconded by Arlene. Motion carried.

Meeting adjourned at 8:15pm.

**San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Organizational Board Meeting after Election
February 7, 2023 at the San Simeon Clubhouse**

Roll Call/Establish a Quorum/Call to Order: at 8:22 p.m.

John Nychis, Deena Guillet, Chris Luizzi, Val Leclerc, Barry Smith and Eddie McMillen were present

Quorum present? Yes

Others Present: James Ro, CAM, Sun Vast Properties, Inc.

2. The Board members discussed official positions. Motion:

A motion was made by Val to nominate John for President, seconded by Eddie. Motion carried

A motion was made by John to nominate Eddie for Director, seconded by Arlene. Motion carried

A motion was made by Deena to nominate Chris for Secretary, seconded by John. Motion carried

A motion was made by Eddie to nominate Val for Vice President, seconded by Deena. Motion carried

A motion was made by Val to nominate Deena as Treasurer, seconded by Chris. Motion carried

Rental and Purchase application Committee: Val volunteered

ARC Committee: Chris volunteered

Gate programming: Val volunteered

Motion to Adjourn was made by Deena at 9:30 p.m., seconded by Val. Motion passed unanimously.

Respectfully submitted by:

James Ro

San Simeon Board Secretary