

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board of Directors' Meeting
April 26, 2021, Clubhouse

1. Roll Call/Establish a Quorum: John called the meeting to order 6:03pm

President	John Nychis	-	Absent
Vice President	Barry Smith	-	Present
Secretary	Val Leclerc	-	Absent
Treasurer	Arlene Creeden	-	Present
Director	Ted Ravas	-	Present
Quorum present? Yes			

2. Minutes: Arlene made a motion to approve amended January 2021 Organization minutes. Barry seconded and motion carried

3. Treasurer's Report:

a. Assets in Accounts:

- i. Operating Cash: \$ 32,974.08
- ii. Reserves: \$ 1,590,089.48
- iii. Assessments Receivable: \$ 5,691.14
- iv. Allowance for bad debts (\$5,287.05)
- v. Prepaid Expenses \$ 52,075.93
- vi. Refundable Deposits: \$ 6,089.00
- vii. Total Assets : \$ 1,681,632.58

4. New Business

- a. Pet Breed: Arlene made a motion not to approve Rottweiler in the community. Barry seconded. Arlene, Barry and Val are in favor. Ted opposed. Motion passed.
- b. Attorney: Arlene made a motion to change the attorney to Najmy Thompson. Seconded by Val. Arlene, Barry and Val are in favor. Ted opposed. Motion passed.
- c. Painting: Ted made a motion not to paint DR Horton. Get the quotes for Levitts Homes stucco, clubhouse stucco and wood, dumpster, wall, fence, entrance. Barry seconded. Motion passed
- d. ARC 3803 Cherrybrook lanai extension with roof: ARC Committee denied 3803 Cherrybrook request. Arlene made a motion to deny ARC request. Seconded by Ted. Motion carried.
- e. Clubhouse Rental: Val made a motion to open to rent the clubhouse. They have to sign a covid liability form made by Ted. Seconded by Barry. Ted, Barry and Val are in favor. Arlene abstained. Motion passed.
- f. Mulch will be installed in November

5. Adjournment: Ted made a motion to adjourn the meeting and seconded by Barry.
Meeting adjourned at 7:43pm