

Terrace Homeowners Association, Inc.

Board of Directors Meeting

January 9, 2024

A virtual meeting of the Terrace Homeowners Association Board of Directors was held on Tuesday, January 9, 2024 at 6 pm via Zoom.

1. **Call to Order**. The meeting was called to order at 6:05 pm.
2. **Roll Call/Establish Quorum**. Directors in attendance were Matt Hayden, Scott Schreiner and Mahdi Qrunfuleh. With a majority of directors in attendance, a quorum was established for the purpose of conducting business. Also in attendance was Eileen Jacobs of Mountain Caretaker.

The Board welcome dMahdi Qrunfuleh, who was elected to a 2-year term on the Board at the annual meeting.

3. **Approval of Minutes**. Upon motion duly made and seconded, the minutes of the October 24, 2023 meeting were approved unanimously.

There were no minutes recorded at the annual meeting due to the lack of a quorum. Notes were prepared to document that a meeting was held and the Board unanimously approved sending the notes to all homeowners.

4. **Financial Report**. The preliminary 4th Q financial report was not ready; however, it will be sent to the Board later this month. After the January reconciliation, the file will be sent to the CPA for final tax prep.

5. **Other Business**.

a) The current directors are:

- i. Scott Schreiner, Exp. 2025
- ii. Camille Thurston, Exp. 2024
- iii. Matt Hayden, Exp. 2024
- iv. Mahdi Qrunfuleh, Exp. 2025

Upon motion duly made and seconded, the following slate of officers were unanimously approved for 2024:

Camille Thurston, President
Scott Schreiner, Vice President
Mahdi Qrunfuleh, Treasurer
Matt Hayden, Secretary

b) **Cemetery Project**. Scott updated the group on his understanding of the proposed expansion of the cemetery. There were a few questions the Board had that Scott will clarify with Steve

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May, legal counsel. Of primary concern is screening of the cemetery between the cemetery and the lots closest to the cemetery. The Cemetery District is currently saying that landscaping will be developed in a later phase after infrastructure is in place.

- c) **Owner Comment Period.** There were no owners in attendance to offer comment.
- d) **Executive Session.** The Board entered Executive Session to discuss a legal matter. Upon exiting Executive Session, no actions were taken.
- 6. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 7:00 pm.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

Eileen Jacobs

By: Eileen Jacobs