

# Terrace Homeowners Association, Inc.

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## Board of Directors Meeting

November 29, 2018

A meeting of the Terrace Homeowners Association was held on Thursday, November 29, 2018 immediately following adjournment of the Budget Ratification meeting.

1. **Call to Order.** The meeting was called to order by Cristian Basso, president, at 6:34 pm.
2. **Roll Call/Establish Quorum.** Directors in attendance were Cristian Basso, Scott Schreiner, Andrea Messier, Ken Nager and Matt Hayden. Mark Szcznesy and Paul Novak were absent. With a majority of directors in attendance, a quorum was established for the purpose of conducting business. Homeowners in attendance were Michael Dunlevie and Gary Hill. Also in attendance was Eileen Jacobs of Mountain Caretaker, Inc.
3. **Member Open Comment.** Prior to the Call to Order, homeowner Robert Narducci suggested to the Board that Board meeting notices and minutes be sent to all owners rather than just posted on the website. The Board will consider the best way to raise awareness of Board activities in 2019, particularly as The Terrace documents rewrite begins.

Mark Arnold asked that the garage sale date be set and owners notified earlier in the year to help with preparation and planning.

4. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the May 31, 2018 meeting were approved unanimously.
5. **Financial Report.** Scott Schreiner reviewed the October 31, 2018 financials and there were no questions.
6. **Committee Reports.** Cristian Basso said he would have a plan for the entrance by the January meeting. He and Gary have been working with the owner of Lot 01, Filing 01 to get their approval to encroach on their lot slightly in order to put the smaller scale entrance sign in. There is a bit of reluctance, but Cristian was authorized to try to alleviate their concerns with additional landscaping to screen the back side of the sign.

Eileen has been trying to get a proposal from Jim Stovall's firm and Scott will then get one from Hecht. It was also suggested that Hindman Sanchez, as current counsel, be asked for a proposal although Scott prefers to work with someone local. Eileen will contact Hindman Sanchez with the goal of getting a proposal by the January meeting.

DCC. Cristian noted that a property on Ryshot that painted their house did not complete the project as approved. Management will follow up per the Enforcement Policy. It was noted this property is on the market and the Seller, once notified of the violation, is obligated to disclose same to potential Buyers unless it is corrected prior to sale.

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7. **Other Business.**

Newsletter. Eileen will draft a newsletter and Andrea and Matt offered to help write some articles for it or provide additional input. The newsletter will include the 2019 meeting schedule and DCC request information among other things.

Annual Meeting. The annual meeting will be held in early June with the online election occurring just prior.

8. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 7:35 pm.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: Eileen Jacobs, CMCA