

Terrace Homeowners Association, Inc.

Board of Directors Meeting

March 31, 2022

A virtual meeting of the Terrace Homeowners Association was held on Thursday, March 31, 2022.

1. **Call to Order.** The meeting was called to order by Cristian Basso, president, at 6:09 pm.
2. **Roll Call/Establish Quorum.** Directors in attendance were Cristian Basso, Camille Thurston, Jared Saul, and Matt Hayden. 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.
3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the September 23, 2021 meeting were approved unanimously.
4. **Financial Report.**
 - a. **2021 Preliminary Financial Report.** Eileen reviewed the preliminary 2021 financial report, noting that a surplus of approximately \$1800 is anticipated. Final financial statements and tax returns will be prepared by Mark Lathrop of Lathrop Financial Services.
5. **Other Business.**
 - a) **Governing Docs Rewrite.** Cristian will write a brief paragraph about fire mitigation for the DCC Guidelines. Discussion ensued as to how much information to put in the DCC Guidelines regarding Xeriscaping given the changing parameters as this industry evolves. The consensus was to post resources on the website rather than in a document so it can be updated.

Upon motion duly made and seconded, The Terrace Board of Directors defines design guidelines for Xeriscaping in the community by providing homeowners with resources for Xeriscaping via the website with the DCC Guidelines pointing to the website.
 - b) **DCC Report.** The Board was copied on correspondence from a homeowner objecting to an adjacent owner's additional entrance. It was noted by the DCC that obtaining adjacent owners' signatures is merely a courtesy notification and not an approval. The approval of any DCC request remains with the DCC although a neighbor is free to voice any concerns. In this particular case, the DCC approved the additional entrance to the main house as in compliance with the DCC Guidelines and other approvals in the neighborhood.
 - c) **Garage Sale and Cleanup Day.** The consensus was the dovetailing with Eagle Ranch's garage sale is preferred so the annual garage sale will be held on Saturday, May 14th. The cleanup day will be held the following weekend, on Saturday, May 21st with two roll off dumpsters provided.
 - d) **Annual Meeting.** After discussion it was decided that the annual meeting will be held virtually on June 1, 2022, at 6 p.m.

Approved: 6/2/2022

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Board meetings for 2022 will be Wednesday, June 1st, at 5:00 p.m.; Thursday, October 13, 2022 at 6:00 p.m.. The budget ratification meeting date will be set on at either of these meetings.

6. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 7:27 pm.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

Eileen Jacobs

By: Eileen Jacobs

Approved: 6/2/2022