

Terrace Homeowners Association, Inc.

Board of Directors Meeting

May 31, 2018

A meeting of the Terrace Homeowners Association was held on Thursday, May 31, 2018 at 6 pm in the Eagle Library meeting room.

1. **Call to Order.** The meeting was called to order by Cristian Basso, president, at 6:22 pm.
2. **Roll Call/Establish Quorum.** Directors in attendance were Cristian Basso, Scott Schreiner, Andrea Messier, and Matt Hayden. Mark Szcznesy, Ken Nager and Paul Novak were absent. 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, Inc.
3. **Member Open Comment.** There were no owners in attendance to offer comment.
4. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the April 10, 2018 meeting were approved unanimously.
5. **Financial Report.** Scott Schreiner reviewed the March 31, 2018 financials.
6. **Committee Reports.** As this is Cristian's busy season, he has not had the time to put a plan on paper for the second entrance to the Terrace. He has been talking to the owners of the open space by the proposed sign and is looking for consensus from that group before moving forward. The current proposal will offer some screening to the properties adjacent to the sign parcel.
7. **Old Business.**
 - a) **Survey.** The survey will be presented to homeowners at the 6/6/2018 annual meeting. Cristian offered to meet with the Town representatives to do a walk through on the morning following the meeting. Management will meet with the Town the morning of the meeting to get the key.

Cristian will use his projector/laptop to display the survey. Management will bring water.
8. **New Business.**
 - a. **Community Gathering.** Andrea volunteered to coordinate a community gathering at the park. The HOA will provide pizza and non-alcoholic beverages. Owners will be invited to bring side dishes and any adult beverages they wish. The event will be held on Sunday, June 24th at 4 p.m. Management will send a notice.
 - b. **Attorney.** The Board will need to hire an attorney to begin drafting the new governing documents. An RFQ will be developed asking for HOA docs experience, hourly rate, timing, process, etc.

Approved: 11/29/2018

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9. **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

Approved: 11/29/2018