

**Monte Carlo Townhomes Homeowners Association, Inc.
C/O Consolidated Community Management**

**Meeting minutes
Board of Directors meeting
Wednesday August 10, 2022, 7:00PM**

This meeting was held in-person at the CCM offices and on the zoom platform

The meeting was called to order at 7:00p.m. The following board members were present in person: President Tamalee Lynkeechow, Treasurer Ed Vitoulis
Present by zoom: Vice president Cheryl Dawes, Secretary Marvin McCalla, Director Nesley Damas
Management Representative: LynnEllen Huff

AGENDA ITEMS:

1. The reading of the minutes from May 26, 2022: A motion was made by President Treasurer Ed Vitoulis to approve the minutes, Vice president Cheryl Dawes seconded the motion. All were in favor, and none opposed.
2. Treasurer's Financial Report: Treasurer Ed Vitoulis read the financial report.
3. Presidents Report: President Tamalee Lynkeechow discussed the status of the painting, the status of the storm water pipe and doggy poo stations. The fiber conversion on the gate is completed and we should get a credit because we no longer use Door King's services. Tree trimming is ongoing. Fruit trees will need to be removed from behind the gas station fence.
4. New Business:
 - Storm Water Pipe Issue: The association has signed a contract with Warner. For a survey. The best-case scenario is that the current owner of the land will help pay to have the pipe moved. The worst-case scenario is that the association will have to buy back the land.
 - Painting status: The painting is almost completed. We need to add painting of the gate as a change order.
 - Patio Storage: Painting project has uncovered many abuses by homeowners on patio storage and unapproved modifications to their patios. Violation letters will be sent. The protocol going forward will be violation letter 1, violation letter 2, fining letter and then the lawyer will be involved.
5. Unfinished Business

- Parking Issues: there has been an improvement, but we are being diligent.
- Pool contract is being raised. We are looking into additional vendor quotes.
- Catwalks: 29 of the sidewalks are painted grey and the rest are unpainted. President Tamalee Lynkeechow made a motion that if the sidewalks are going to be painted the same color should be used. Battleship grey is the preferred color. Treasurer Ed Vitoulis seconded the motion. All were in favor, and none opposed.

Homeowner Quorum: No Questions from the 1 homeowner attending

A motion to Adjourn was made by President Tamalee Lynkeechow at 8:27p.m. The motion was seconded by Treasurer Ed Vitoulis. All were in favor, and none opposed.

Next meeting scheduled for September 22, 2022, at 7PM