

**RECORD OF PROCEEDINGS
1747 PEARL STREET HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

November 16, 2021

The regular meeting of the Board of Directors for 1747 Pearl Street Homeowners Association was held as a virtual meeting through Zoom Meeting online.

Call to Order

The meeting was called to order at 7:04 pm. The following Directors were present:

Justin Simmons:	Present	Susan Alires:	Present	Tanya Sloma:	Present
David Eisenberg:	Absent				

Roger Mitchell CPM, CAM was present representing Western States Property Services, the Management Company

Minutes

The minutes from the last meeting were reviewed and approved as submitted.

Financials

The Board reviewed, discussed, and approved the October financials as submitted.

Old Business

- **Xeriscape Plants that Died** – The Manager Followed up with ACA about the missing plants from the warranty replacement. ACA will be sure to replace any original plants in the spring. **Justin requested that ACA provide a list of what the original plants were and their location**
- **Weeds in the Back of the Building** – The Manager Contacted ACA to remind them to remove the weeds behind the building between 1727 and 1747. **Tanya reported that they were still not getting those weeds. The Manager will follow up.**
- **Driveway Soffit** – The Manager followed up with the contractor about the driveway soffit. **The Drywall has been removed, the Board will decide if they like that industrial look or not.**
- **Rusting out Handrails** – The Manager followed up with the Welder to assess the metal railings. **The Welder indicated that that was the only spot he found to be bad. The cost is \$2,385 to do that area. Justin will inspect the other railings and see if he thinks more needs to be done.**
- **Revised Draft Budget for 2022** – After much discussion the Board approved the revised budget for 2022. This budget calls for a \$30 increase from \$310 to \$340 per month. The Board wanted it noted that the dues have not been increased since 2019.

New Business

- **Recycle Pickup** – Tanya asked about the inconsistency of GFL being able to pick up the recycle and wondered if any credits were being offered for the missed pickups. Tanya will count how many times it has been missed and let the Manager know, who will then contact GFL for credits.
- **Annual Meeting** – The Annual meeting will be held via zoom on January 18, 2022, at 7:00 pm. The Manager will send out the notice to all the owners.

Adjournment –

There being nothing further brought up for discussion; the meeting was adjourned at 7:37 pm. The Next meeting will be on Tuesday January 18, 2022, at 7:00 pm.