

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

September 28, 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 7:00 pm. The following Directors were present:

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

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 August financials as submitted. The Manager reported that he does not have any contact information for unit 307 and the mail keeps getting returned. The Manager will follow up by putting a note on the door of 307.

Old Business

- **Landscaping Renovation** – The Manager and Justin met with Jason Hoke, the owner of ACA, on 9/16/21, to discuss the plants that had not survived the new planting. Jason indicated that they would replace them under warranty. Justin reported that several of them have been replaced but not all of them. The Manager will follow up with Jason to see what the status is of the other ones that have not been replaced yet.
- **Weeds Behind the Building** – The Manager contacted the contractor to remind them they are supposed to remove the weeds behind the building. Justin and Tanya reported that they have done that directly behind the building but not between 1727 and 1747. The Manager will follow up
- **Graffiti on the Brick** – The Manager tried to follow up the handyman about power washing it off the brick but discovered that Richard’s phone is not in service, and he has not been responding to email.
- **Driveway Soffit** – The Manager followed up with the Contractor about resolving the issue with the driveway soffit. His response was to seal some new cracks. The Board would like all of the drywall removed to create an industrial look so that as the concrete continues to settle and possibly creates water leaks, it should not affect the soffit as much as it has affected the drywall
- **Rusted out metal railings** – the Manager contacted a welder to come assess all the railings and get a cost. He talked with the Welder today (9/28/21) and the Welder apologized for not getting to it sooner, but he should be able to do it in the next few days.

New Business

- **Draft Budget for 2022** – The Manager presented a draft Budget for 2022 for the Board to review. After much discussion the Board indicated that they thought that the dues should be increased to \$340 per month to accommodate not only 2022's costs but hopefully accommodate 2023's cost also so that the dues would not have to be increased again for a few years.

Adjournment –

There being nothing further brought up for discussion; the meeting was adjourned at 7:39 pm. The Next meeting will be on Tuesday November 16, 2021, at 7:00 pm.