

**SODA ROW TOWNHOME ASSOCIATION
OPEN BOARD OF DIRECTORS MEETING
January 31, 2018**

The Open Board of Directors Meeting for Soda Row Townhome Association was held January 31, 2018, at the Daybreak Community Center.

Board of Directors present:

Steven Sharp, President
Ron Thompson, Secretary
Wayne Corbridge, Director
Ian Wade, Treasurer

Management Company present:

Mary Chamberlain, Association Manager
Abby Frampton, Administrative Coordinator

Members not present:

Gary Langston, Director

Call to Order:

Steven Sharp called the meeting to order at 6:07PM.

Approval of Meeting Minutes:

Motion: A motion was made by Ron Thompson, seconded by Wayne Corbridge and unanimously carried to approve the minutes from the November 21, 2017, Board of Directors Open Meeting.

Reports:

Financial Report – *Mary Chamberlain reported to the Board.*

- I. Review of the unaudited monthly financial statements for September, October, November, and December 2017.
- II. Review of the Budvar Report.
- III. Review of the Reforecast Report.

Motion: A motion was made by Ron Thompson, seconded by Wayne Corbridge and unanimously carried to approve the September, October, November, and December 2017 Unaudited Financial Statements.

- IV. Review of the Delinquency Report.
There is currently one homeowner account recommended by management for collections; 4803 W Daybreak Parkway.

Motion: A motion was made by Steven Sharp, seconded by Ron Thompson and unanimously carried to approve the recommendation of 4803 W Daybreak Parkway to collections.

Management Report – *Mary Chamberlain reported to the Board.*

- I. The current cash on hand in the operating account as of January 31, 2018 is \$90,714.50
- II. Lot Counts: As of January 1, 2018-259 units are occupied and being billed assessments.
- III. Roof Inspections- Inspections are being done by Far West Roofing with drone cameras. Board will be updated with progress of inspections.

New Business:

- I. Thorn Pest Control Services estimate for pigeon mitigation of 4 properties
- II. 11162 Kestrel Rise- H/o Request for gutter installation – Tabled

Motion: A motion was made by Steven Sharp, seconded by Ron Thompson and unanimously carried to approve the bid presented by Thorn Pest Control for the mitigation of the 4 properties, 11372 Oakland Rd, 11417 Benton Ln, 11383 Oakland Rd, and 11168 Kestrel Rise Rd.

Next Meeting Date:

Annual Meeting: March 28, 2018
Board of Directors Open Session: June 27, 2018

Adjourn:

Motion: There being no further business, a motion was made by Wayne Corbridge, seconded by Ron Thompson and unanimously carried to adjourn at 7:20 PM.

Approved and respectfully submitted by Steven Sharp, President, and Daybreak Soda Row Townhome Association.



Steven Sharp, President

7-9-18
Date