

SUNTERRACE HOMEOWNERS ASSOCIATION

Open Board of Directors Meeting Minutes

Wednesday, May 21, 2025, 8:00 AM via Zoom Teleconference

Board Members Present:

Rick Essman, President
Teresa Barnwell, Secretary
Gary Okamoto, Vice President
Dennis Waller, Treasurer
Jordan Rosen, Director

Also Present:

Salina Toland, Albert Management, Inc.
2 homeowners present

Call to Order:

The meeting was called to order at 8:00 AM.

Homeowner Forum

No Homeowner comments were made.

Approval of Minutes

April 16, 2025 Minutes- *A motion was made and seconded to approve the minutes from the April 16, 2025 meeting with corrections. The meeting carried unanimously.*

Financial Report

April 2025 Financials- After a report from the Board Treasurer was given, *a motion was made and seconded to accept the April 2025 Financials as presented. The motion carried unanimously.*

Committee Reports

Architectural—Three applications were reported as approved for ratification: Nelson Way for a Solar Installation, Sarazen Way for Lighting and Turf, and Vardon Way for a Casita Extension. Management will ensure that all approval letters are sent to the homeowners.

Landscape—Community Gardens Project: The landscape Chair reported that the project is complete and has been well received by the association. Landscape questions were raised about rock in a specific common area that extends to homeowner property and possibly installing more Shrubs in an area where they look sparse.

New Business

2026 Reserve Study Proposal- After review of a sample and a brief discussion, a motion was made and seconded to approve the Proposal from SCT Reserve Consultants Inc. for a Financial Summary in the amount of \$575.00. The motion passed unanimously.

Ongoing Business

Discussion- No items were discussed as all prior action items and project are complete at this time.

Management Report

Management had no report to submit at this time.

Next Meeting Date

June 18 2025, at 8:00 AM.

Adjournment

With no further business to discuss, the meeting adjourned at 8:30 a.m.

Board Secretary Signature _____ Date: _____

Print Name and Title _____