

**JAY STREET TOWNHOUSES**  
**Annual Meeting Minutes**  
**February 8, 2022**

**Budget Ratification Meeting: 6:30p.m.**

- 1. Call to Order 6:30p.m.—started at 6:35pm**
- 2. Report of Quorum**
  - Attendance**
  - James Robson**
  - Cliff Carrillo**
  - Stacia Taves**
  - Joe Murad**
  - Sam McKenzie**
  - Sunny McLennan**
  - Derrick & Jennifer Iglehart**
  - Leslie & Lee Fredrickson**
  - Amanda De Rezende**
  - Bouakham Pampradith**
  - Scribe: Jennifer Iglehart**
- 3. Approval of Minutes of Prior Annual Meeting January 11, 2021—Approved.**
- 4. Board of Directors Report**
  - A. Community Clean up**
    - 1. Decision made for us finding a maintenance crew, and doing one community clean up**
  - B. Fence Repair**
    - 1. Fence repaired (no specific location mentioned)**
  - C. Gutter cleaning**
    - 1. twice last year-came out March and November, plan to do this again**
  - D. Tree Trimming**
    - 1. HOA covered these expenses. Sunny helped to pay for a couple trees to be removed.**
- 5. New Business**
  - A. Landscape**
    - 1. Anticipate plan to have community do first clean up, and then try to find a company that can fit in our budget of \$250-300, Sunny working with Jim on this.**
  - B. Fence/Porch Repair**
    - 1. Behind Lee and Leslie's unit needs a post repaired or fixed—Will have Fred work on this.**
    - 2. Update/Treating the fence, porches with painting and sanding. Plan to get bid, possibly use as a reserve expense.**
  - C. Concrete Fix/Repair**

1. Will look at budget and look at “band-aid” repair for these trouble spots.
- D. Trash Company
  1. Requesting Jim to get estimates from 3 other trash companies.
- E. Trash Area
  1. Derrick is requesting expanding this area-to be discussed with the board. Cliff to discuss this with Derrick
  
6. Financial report / Treasurer
  - A. Budget
  - B. Financials
    1. Finances/budget were discussed and approved.
  
7. Homeowners Forum
  - A. Concern for short term rentals still present particularly regarding the HOA insurance coverage—plan for the board to meet and discuss steps on what else needs to be completed to assure that we are compliant with insurance coverage and rules & regulations.
  
8. President’s Report - Cliff Carrillo
  - A. As above.
  
9. Election of Board Members
  - A. Cliff Carrillo-President
  - B. Derrick Iglehart-Vice President
  - C. Joe Murad-TreasurerAll roles are shared
  
10. Adjournment –Concluded at 8pm.