

MEETING MINUTES

HOA EMERGENCY MEETING MINUTES

Date: 07/25/2024

Time: 5:30 PM

Meeting called to order by: HOA Board

IN ATTENDANCE

HOA Board, Residents, FirstInPM Community Manager- Karen Rodriguez

AGENDA

To vote on the following items

- Monthly meeting of HOA with community
- Cancel the existing contract with Collection Agency and have FirstInPM takeover that responsibility
- Vote on an Engineering study to check on the soundness and completeness of the civil work done in the community by the builder
- Update on annual meeting by FirstInPM

MINUTES

1. This meeting is called in order to seek the permission of the community for
 - Having monthly meetings
 - Cancel the existing contract with Collection Agency and have FirstInPM takeover that responsibility
 - Vote on an Engineering study to check on the soundness and completeness of the civil work done in the community by the builder
2. Permission was sought from the to have the monthly meeting of HOA. Permission was granted home owners
3. Permission was sought to cancel the current contract with Collection Agency and ratify First In PM to takeover the responsibility. Permission was granted by home owners
4. Board advised that the Engineering Study of the community needs to be undertaken before we hand over the no liability certificate to the Builder. There have been few issues raised by our vendors (Landscaping, Irrigation, Lake maintenance etc.) which relates to gaps in the way the existing infrastructure/civil works were completed. We would have to follow up with builder to correct/redress these and other issues which may get uncovered during this study

5. Residents raised questions to
 - Understand the cost impact due to Engineering Study. Board advised that there (either as lump sum payment (special assessment) to home owners vs adding to the annual dues) is a possibility also pending the costs/analysis.
 - Will there be a Town Hall. Board advised that this is same as the annual meeting just a different name
 - What is the responsibility of collection agency? Do they take dues? – Board advised they handled the delinquent accounts only (those who don't pay their dues, etc). They were expensive and unreliably slow compared to our attorney. Board also informed them that we worked it out with the collection agency CEO that there would be no early termination fees from their contract
6. Community Manager informed that the annual townhall would be organized in September. At the same time there would be one position up for re-election. The process for this would be informed in due course.
7. The annual meeting would be a social event where all the community members would get to meet one another followed by the actual board meeting where the results of election if held would be declared and new board constituted.