



BOARD MEETING MINUTES

July 18, 2022

The meeting was called to order at 6:04 pm by Board President John Black.

Board members present:

John Black, Tyra Spigner, Bruce Jordan, and Aaron Wallace.

Board member(s) absent: Jeremy McMullen.

The minutes of March 30, 2022, was presented for approval. Aaron Wallace moved to approve the minutes as submitted and Bruce Jordan seconded the motion and the motion passed unanimously.

The Financial Reports were presented.

Collection efforts were discussed.

Following some discussion regarding the request of Unit 2020, the consensus was that due to the homeowners failure to get prior approval for the repairs that were completed, no reimbursement would be made.

John reported that we have received the repair proposal from a contractor for the burned units and are awaiting further information regarding the insurance payout claim.

Following some discussion in regards to the management contract, Aaron Wallace moved to approve a 10% management fee of the insurance claims amount for arranging contracts, meeting with adjusters, and supervising the repairs of the current pending reconstruction project of Units 2028 and 2030 per Article V b. of the Management Agreement. Bruce Jordan seconded the motion and the motion passed unanimously with John Black abstaining.

The management contract was discussed. Following some discussion, Aaron Wallace moved to renew the management agreement with JB Management Group LLC for two years. Bruce Jordan seconded the motion and the motion passed unanimously with John Black abstaining.

The meeting adjourned at 6:26 pm.

Board Meeting Minutes Approved as submitted December 13, 2022.

A handwritten signature in cursive script, appearing to read "Tyra Spigner".

Tyra Spigner, Secretary