



Following discussion, a motion was made by Leigh Olson, seconded by Larry Homenick, and passed unanimously, to adopt the 2021-22 budget based on a \$10.00 increase in monthly assessments. The Board also agreed to increase the annual reserve transfer from \$9,000.00 to \$12,000.00. The reserve fund is used for major capital projects.

Association Manager's Report: Lynda Reifman

\*The Board scheduled the 2021 Annual Meeting on Feb. 3, 2021.

\*A motion was made by Frank Davila, seconded by Larry Homenick, and passed unanimously, to approve CPMG's 2021 management agreement.

\*Gutter cleaning is scheduled by Warner Concepts.

Board Member Topics:

The Board directed Lynda to contact WDR Restoration and Construction for a three-to-five year plan to prioritize and replace the joists under decks as required.

Adjournment: 4:20 p.m.