

Board of Directors Meeting

November 07, 2021

7:30PM – Zoom

1. Call to Order
 - a. Meeting was called to order at 7: 30 PM by Victor Martin
 - i. Attendance: Victor Martin, Bryan Welch, Nick Swiatkowski, Natalia Silva, Marty Aubrie, Lyndi Nickerson, Jose Silva, Ami Bush
 - ii. Crystal Hunter was not in attendance
 2. Officer Updates: N/A
 3. New Business: HOA Management Company
 - a. Board reviewed and voted on three Management Company Bids: 1) Byers and Harvey 2) Top Flight 3) SW Community Management
 - i. Nicholas ensured all board members were aware that he and Bryan own SW Community Management
 - ii. Nicholas reviewed conflict of interest definitions and state laws pertaining to non-profits to ensure we complied, highlighting that SW was the cheapest, shortest contract out of the three
 - iii. Nick and Bryan recused themselves from voting for a management company to resolve the conflict
 - iv. Victor Martin motioned to vote on a management company
 - v. Jose Silva seconded the motion
 - vi. Voting results were as follows: Jose – SW, Bryan – recused, Victor – Top Flight, Ami – SW, Marty – SW, Lyndi – SW, Natalia – Top Flight, Nick – recused, Crystal (voted via text) – Byers and Harvey
 - vii. Totals SW – 4, Top Flight – 2, Byers and Harvey -1
 4. Old Business
 - a. Website Approval:
 - i. Bryan motioned to vote on website approval
 - ii. Victor seconded it
 - iii. All in attendance voted Aye unanimously, motion passed
 - b. Suspension of Dues for November and December 2021:
 - i. Bryan motioned to suspend dues until January 2022 to allow homeowners to focus on catching up
 - ii. Jose seconded it
 - iii. All in attendance voted Aye unanimously, motion passed
 - c. Director Term Lengths Review:
 - i. The board voted on the following term lengths during the first meeting following the election but failed to capture them in the meeting minutes. Board agreed unanimously to the following:
 1. 3 Years – Victor, Bryan, and Ami
 2. 2 Years – Lyndi, Natalia, and Marty
 3. 1 Year – ~~Crystal~~, and Jose (Due to Crystal's resignation effective 09 November 21, a one year term vacancy now exists)
 5. Meeting ended at 8:03 PM
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Management Proposals

Monthly Fee	Setup Fee	Violation Income	Late Fee Income	Certified Manager of Community Associations (CMCA®)	Contract Term	Vested Interest	Onsite Manager
\$1,800	\$0	Unknown	Unknown	No	3 Years	No	No
\$1,100	\$500	TopFlight Keeps	TopFlight Keeps	No	2 Years	No	No
\$1,036	\$1,036	North Park HOA Keeps	North Park HOA Keeps	Yes	1 Year	Yes	Yes

