

# STAR POINT CONDOMINIUM ASSOCIATION

## 2021 ANNUAL MEETING MINUTES

January 13<sup>th</sup>, 2021 @ 06:00 P.M.

### I. CALL TO ORDER

The 2021 Annual Meeting of Membership was called to order at 06:08 p.m. via RingCentral virtual meeting. Board members in attendance were Nancy West, Michael Black, Jane Loose, and David Zuniga. Elina Dzhulakyan, Community Association Manager and Kacie Dreler, Regional Director represented Hammersmith®.

- A. **Introductions** – The Board of Directors introduced themselves to the homeowners in attendance.
- B. **Purpose of Meeting** – The purpose of the Meeting was to elect one (1) member to the Board of Directors.
- C. **Proof of Notice** – Management displayed the notarized Certificate of Mailing of the Meeting sent in accordance with the governing documents of the Association and mailed to all homeowners of record. The notice was mailed December 30<sup>th</sup>, 2020.
- D. **Quorum** – In order for quorum to be established a minimum requirement of 1/4 (39 of 154 Homes) of owners must be present or have submitted a proxy. Hammersmith Management announced that a quorum was established, as forty-six (46) homeowners were present in person and by proxy.

### II. APPROVAL OF PREVIOUS MEETING MINUTES

As quorum was established the Member Meeting Minutes from August 24, 2016 Annual Meeting were presented for approval. A motion was made and seconded to approve the minutes as written. The motion passed unanimously.

### III. PRESIDENTS REPORT

The Board Member David Zuniga reported accomplishments of the Board and Association during the past year as well as the goals and objectives for the coming year. Homeowners concerns that were brought to the Board were regarding what was completed with the special assessment that was assessed. The Board president addressed the questions.

- A. **Accomplishments**
  - A. Backflow Installations.
  - B. Repaving the parking lot.
  - C. Trimming of trees.
- B. **Goals**
  - A. Improve landscaping.

### IV. ELECTION

- A. **Nominees** – The manager announced that there was one (1) position open. Homeowner Joe Robol expressed interest to fill the vacancy. The election was not contested, and Joe Robol was appointed to the Board by acclamation.

**V. FINANCIAL OVERVIEW**

Management presented a Financial Report Summary for the month-ending December 31, 2020. At month-end the Pacific Premier Operating account had a balance of \$97,873.81. The Pacific Premier Reserve Account had a balance of \$82,309.10.

**VI. OPEN FORUM (by Homeowners present)**

Owners in attendance were given the opportunity to ask questions and comment on Association Business. Concerns brought to the Board were regarding siding repairs, trash services and financial position of the Association.

**VII. ADJOURNMENT- 7:05 PM**

With no further business to conduct the meeting was adjourned at 07:05 p.m.