



BOARD OF DIRECTORS
VIRTUAL
OPEN SESSION
MINUTES
April 24, 2021
10:00am, Saturday
Via Zoom

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1. The meeting was called to order at 10:29 am.
 2. Steve Hctor, Michele Lauffer, Rick Ceriale, Brian Kwasny, Jim DiMauro, Chato Valdes, Debra Garcia and General Manager Stephanie Dayton were in attendance via Zoom.
 3. **SUMMARY OF EXECUTIVE SESSION**
Steve Hctor gave a summary of what was discussed in Executive Session.
 4. **MEETING MINUTES APPROVAL**
Michele Lauffer motioned for approval of the April 24, 2021 Virtual Open Session Minutes; Debra Garcia seconded. The minutes were approved by a vote of 7/0.
 5. **NEW BUSINESS**
 - a. **STORM DAMAGE REPAIRS – BORROWING FROM RESERVES**
Brian Kwasny motioned to borrow \$300,000 from Reserves for storm damage repairs, and assess each member a \$350 special assessment to pay back the reserve fund, Rick Ceriale seconded. The motion passed with a vote of 7/0.
 - b. **PICKLEBALL COURT COMMITTEE PROPOSAL**
Member Diane Taylor has put together a proposed plan for the construction of Pickleball courts. The proposed plan has been presented to the Board. *Michele Lauffer motioned to create the Pickleball Court Committee with Diane Taylor being the chairman of the Committee and Rick Ceriale as the Board liaison, Rick Ceriale seconded. The motion passed with a vote of 7/0.*
 - c. **SELLERS PERMIT TAX EXPENSE**
The Association is applying for a seller's permit. There will be costs associated to this and the Board needs to approve the expense. *Chato Valdes motioned to approve the expense for a seller's permit, Jim DiMauro seconded. The motion passed with a vote of 7/0.*
 - d. **BRADLEY FARMS LLC & GREENMILK CANNABIS OPERATIONS**
No action was taken, discussion only.
 6. The meeting adjourned at 12:09 pm.