

Mahogany Vista Homeowners' Association
Board of Directors' Meeting
April 19, 2022, at 5 PM
ZOOM

A Board meeting of the Mahogany Vistas Homeowners Association was held on April 19th, 2022, via ZOOM.

- Present from the Board of Directors: Damon Crocker, President
- Present from Management Company: Laura Brown, Property Professionals
- Present from Ownership: Mila Fomina

1. Call to Order:

The meeting was called to order at 5:32 pm by Damon Crocker.

2. Roll Call and Verification of Quorum:

With 1/3 of the Board members present, a quorum was not met, however an informal discussion continued.

3. Approval Action Items:

- Prior meeting minutes from April 16th, 2020, were made available to Board members prior to the meeting. A motion was made by Damon Crocker to accept the minutes as presented. Mila Fomina seconded. Passed Unanimously.
- Agenda for the meeting was presented. A motion was made by Damon Crocker to accept the agenda as presented. Mila Fomina seconded the motion. Unanimously passed.

4. Management Update:

- Seasonal Contracts were discussed, including:
 - Trash service contract - Renewal
 - Snow removal – Sanctuary Landscaping
 - Insurance
- Exterior Maintenance
 - Swamp cooler start-up is TOMORROW. Reminders were sent out via email and text to all Owners.
 - Gutter repair and replacement is needed. Many of the overgrown trees are causing debris to fill the gutters.
 - Parking lot maintenance – continual and parking seems sufficient at this time.
 - Priority items to address rear of units, trash can maintenance

5. Financials

- Management presented the Board with 1st quarter financials.
 - Balance Sheet as of 3/31
 - \$2427.74 (Operating)
 - \$5178.00 (Reserve)
- No delinquencies at this time.



6. New Business

Damon Crocker made a motion to appoint Mila Fomina to the Board of Directors beginning at this meeting and continue until the Annual Ownership Meeting.

7. Adjournment

There being no further business to come before this meeting, it was motioned by Damon Crocker to adjourn at 5:54 pm. Mila Fomina seconded the motion. The meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals HOA Management