

DCCE Block 70 Board of Directors Meeting
MAY 5, 2016 6:00 PM
EAST SIDE CITY HALL
Minutes of Meeting

Call to Order:

Ed Nordstrom President called the meeting to order at 6:05 PM.

Board Members Present:

Larry Schloss (Treasurer), Gary Crites (Secretary), Frank Morton (Master Rep), Danny Van Cleave, Phillip Schultz and David Cohen

Absent Ramon Burrola and Rosemary Ferrell (Vice-President),

Homeowners Present:

Ed Palowski

Management Firm:

Carmine Carriero represented Expert HOA Management LLC.

Approval of Minutes:

The minutes of the meeting held April 7, 2016 were emailed to all directors. They were motioned for acceptance with minor addition, seconded and approved.

Treasurer's Report:

- ❖ Larry Schloss reported the July 2015 to April 2016 financials. Income collected \$55,634.43 and the property expenses were \$31,884.69
- ❖ YTD net income is \$23,749.74
- ❖ Total assets are \$85,687.54 with \$6,530.00 in accounts receivables.
- ❖ Total checking and savings \$79,157.54.
- ❖ Larry reported that we will end our fiscal year on a \$10-\$12,000 surplus.
- ❖ Motioned for approval of the financial report was seconded and all were in favor.

Committee Reports:

Architectural: (Larry Schloss, Chairman)

- ❖ No current activity

Roads: (Danny Van Cleave, Chairman)

- ❖ Danny reviewed the Ace Asphalt bid of \$53,000. There are a couple of items, pool parking lot, and striping that need to be verified prior to acceptance. MOTIONED TO ACCEPT, seconded and all were in favor subject to the verification as noted in the last sentence.

Landscaping: (Gary Crites, Chairman)

- ❖ Landscapers were on site only once last month, need to make up one visit.

Pool: (Gary Crites, Chairman)

- ❖ McCales completed the deck repair, cost \$2,275.00 approved.
- ❖ The Ramada roof needs to be recoated.
- ❖ Sands Electric's quote of \$275.00 to repair rotted conduit will be done shortly.

Master Association Report: (Frank Morton, Chairman)

- ❖ The Master streets have been swept.
- ❖ The old Clubhouse has been removed, the temporary is in place and the Master waiting on a date for the commencement of the new clubhouse construction.

Old Business:

- ❖ "No Rental Amendment" was again discussed. Ed Palowski one of the homeowners against the rescind spoke about incidents that happened in the community prior to the No Rental Amendment.
- ❖ Phil Brown has sent Management the Notice and Ballot to rescind the No Rental Amendment.

New Business:

- ❖ The next meeting will be June 9, 2016 at East Side City Hall.
- ❖ For the next meeting, the last three year P&L's are requested in figuring for the new budget.

OPEN FORUM:

None

Adjournment: With no further business to discuss, the meeting was adjourned at 7:25 PM