
TERRACE VILLAGE MAINTENANCE CORPORATION
MINUTES
of the Regular Meeting of the Board of Directors held
September 13, 2021

The meeting began at 1:57pm. The following Board Members were present: Robert Pyrtle(Chair), Lauren Caldwell, Grant Smith. Ceosd.net (ceosd) was represented by Tyson Kane (management). Others in attendance were: No other in attendance.

MINUTES of BOARD MEETINGS: Minutes from 12/02/19 unnanimously approved. [MINS]

FINANCIAL STATEMENTS: Financials from July and August 2021 were acknowledged and reviewed.

Management tasked to transfer \$666.00 a month from the Alliance Operating Acct to the US Bank Checking Acct. Grant will transfer it from there to the US Bank Reserve Acct.

Management tasked to combine maintanance line items, provide board background/invoices for \$13k in maintaince this year and remove the fire sprinkler line item from budget. [FINS]

ASSESSMENTS - MONTHLY: On a motion by Grant, the Board unanimoously approved for a dues increase of \$15/month to begin January 1st 2022. [DUES]

DELIQUENCIES: Per the HOA's financial reports, the Board tasked Management to contact Unit Owners who are 60 days or more deliquent on their monthly HOA dues. [DUES]

WATER CONSERVATION: Management tasked with providing Board copy of HOA's most recent water bill. [WATR]

POOL: Management tasked with contacting pool cleaning vendor and inquiring about the increased price of monthly service and the frequency of supplies/extra purchases. [POOL]

AT&T: Board tasked Management to cancel all services with AT&T. [TELE]

PAINT BIDS: Management tasked with finding paint bids acquired by previous manager Al Simoneli. [1626]

PATIO RAILINGS: Management tasked with coordinanting repairs to patio/balcony railings of several Units noted by the Board. [1702]

The meeting adjourned at 2:53pm.

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