

**Casa del Sol Association, Inc.**  
**Board Meeting Minutes Wednesday,**  
**September 18, 2019**

**DRAFT**

- Meeting called to order by President, Ed Curran at 6:00PM at Ameri-Tech Offices.
- Quorum was met. Directors present: Ed Curran/ President, Travis Herbert/Treasurer, Debora Bickel/Secretary, Jenny Kidd/Ameri-Tech Property Manager and Leona Schultze/Director at Large.
- Proof of Notice posted on all bulletin boards on 9/16/2019 at 4:00 PM by Ed Curran.
- Motion made by Ed Curran to waive the reading of the 5/15/2019 Board Meeting minutes and approve. Leona stated the 5/15/19 minutes under ~~%~~New Business two of the bullets were inaccurate: Debora Bickel read the minutes. Under New Business Leona stated that a check had been issued on 5/5/19 and was deposited on 5/8/19 to Dalton for painting our cement walls and this occurred prior to the Boards approval on 5/15/19. The same issue also occurred for Superior Fence. These issues were ignored as deposits or retainers can be made prior to Board approval and confirmed by Jenny Kidd. The May 15, 2019 Minutes were approved by Ed Curran, Travis Herbert, Debora Bickel and Opposed by Leona Schultze.
- **Treasurer's report** given by Travis Herbert:
  - **Alhambra** ends 8/31/2019 with \$13,561.85 in operating and \$15,766.07 in reserves.
  - **Barcelona** ends 8/31/2019 with \$36,683.59 in operating and \$32,276.01 in reserves.
  - **Cadiz** ends 8/31/2019 with \$32,219.16 in operating and \$30,990.53 in reserves.
  - **Madrid** ends 8/31/2019 with \$27,325.06 in operating and \$11,926.48 in reserves.
  - **Master** ends 8/31/2019 with \$25,853.65 (\$25,158.65 + \$695 Petty Cash) in operating and \$35,430.05 in reserves.
- **Manager's report** none given by Jenny Kidd:
- **New Business:**
  - Ed Curran asked how many Board Members we would like to see for next year 2020. Debora Bickel offered Seven (7), Leona Schultze stated we will never get that many as nobody wants to run. Leona stated that if we don't get 7 members than Casa del Sol will go into receivership by the State. Per Jenny that is not true. Ed made a motion to accept 7 Board Members for 2020, Seconded by Travis Herbert. Approved by Ed Curran, Travis Herbert, Debora Bickel and Opposed by Leona Schultze.
  - Travis Herbert went over the recommended Budget for 2020 via an Excel Spreadsheet (see Spreadsheet). Advised that there was some additional Allocations made that weren't previously identified like the replacement of Mailboxes for each building. After a lengthy discussion a motion was made by Ed Curran to accept the recommended 2020 Budget, seconded by Debora

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Bickel and approved by All (Ed Curran, Travis Herbert, Debora Bickel and Leona Schultze).

- Travis Herbert also provided an additional Excel Spreadsheet reflecting high water usage per each building. (See Spreadsheet). Travis stated that he was going to mention this in our next Newsletter asking Units to please check their toilets to ensure that they are not running and make the necessary repairs.
- **Old Business:**
  - Leona Schultze asked if the fencing owned by Casa del Sol was still going to be replaced. Ed Curran advised yes, around the middle of October 2019. She then asked what color the fence will be. Ed Curran advised Beige as the vinyl fence is not guaranteed in brown and will fade, and Leona Schultze stated that changing the color of the fence requires 75% of the Owners approval. Leona Schultze then stood up and began to handout some type of documentation to those present. However, the current Board was not given a copy of what was handed out.
  - The monies paid in error over the last several years by Alhambra for Clubhouse water will be paid back from the Master by yearend. The amount is just under \$6,000.00. Travis Herbert will follow-up to ensure this happens.
- **Open Discussion:**
  - 305B stated they have an issue with their fascia/Soffit. It appears to be like paper thin and squishy. Ed Curran asked Jenny to have somebody check that out and advise.
- Motion to adjourn made by Ed Curran at 7:04PM, Travis seconded the motion was passed by Ed Curran, Travis Herbert and Debora Bickel, opposed Leona Schultze.