

**Casa del Sol Association, Inc.**  
**Board Meeting Minutes Wednesday,**  
**September 16, 2020**

**DRAFT**

- Meeting called to order by President, Ed Curran at 6:01PM via Zoom with Ameri-Tech Office running meeting.
- Quorum was met. Directors present on-line: 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 property bulletin boards on 9/14/2020 at 9:00 AM by Ed Curran in addition to an email notification made by Jenny Kidd to all Unit owners on September 13, 2020 at 5:44PM.
- Motion made by Ed Curran to waive the reading of the 9/18/2019 Board Meeting minutes and approve. Leona stated she wanted the minutes read. Debora Bickel read the minutes. Leona Opposed the approval of the minutes and Ed Curran, Travis Herbert, Debora Bickel approved the minutes.
- **Treasurer's report** given by Travis Herbert:
  - **Alhambra** ends 8/31/2020 with \$33,864.36 in Operating and \$34,181.28 in Reserves.
  - **Barcelona** ends 8/31/2020 with \$42,478.35 in Operating and \$50,133.76 in Reserves.
  - **Cadiz** ends 8/31/2020 with \$44,298.34 in Operating and \$46,247.19 in Reserves.
  - **Madrid** ends 8/31/2020 with \$47,783.03 in Operating and \$21,573.96 in Reserves.
  - **Master** ends 8/31/2020 with \$19,459.47 in Operating and \$51,444.14 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 2021. Debora Bickel offered Five (5), Travis stated we have five (5) now do we need more? Ed made a motion to accept five (5) Board Members for 2021. Seconded by Debora Bickel and approved by Ed Curran, Travis, Herbert, Debora Bickel and Leona Schultze.
  - Travis Herbert went over the recommended Budget for 2021 via an Excel Spreadsheet (see Spreadsheet) and shared with all present on the Zoom meeting.
    - Alhambra Budget . no further changes offered or requested.
    - Barcelona Budget . no further changes offered or requested.
    - Cadiz Budget . suggested by Travis to increase the electricity account to be more in line with the other buildings.

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- Madrid Budget . suggested by Travis to increase the roofing account due to Madrid having to maintain to separate roofs.
  - Master Budget . question raised by Travis, do we need to increase the Insurance account? Jenny stated she just sent an email to our Insurance Agent asking him if he is aware of any increase percentage on rates for 2021. She will let the Board know his answer when he responds.
  - Master Budget . question raised by Travis, is there any expected rate increases from the elevator company for 2021? Ed stated he wasn't aware of anything. Jenny will send an email to the elevator company to inquire on their rates for 2021. She will let the Board know their response as soon as possible.
  - Questions raised by Unit Owners:
    - Roof tiles are missing on the building. Jenny stated she would contact the roofing company.
    - When will the Clubhouse be updated as its very dreary looking? The Board is currently addressing some things now and will look into more as soon as possible.
    - The Spa needs to be refinished to match the pool. Per Jenny she will obtain bids for a cost to complete. This will be a project for the 2021 Board.
    - The wooden slates between the concrete around the pool and spa area also need to be replaced. Ed stated he obtained a bid from a company for \$4,000 and will forward it to Jenny. Ed stated, he has requested to obtain more bids but it was difficult getting companies to respond due to COVID-19.
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- **Old Business:**
  
  - Motion to adjourn made by Ed Curran at 7:07PM, Travis seconded the motion was passed by Ed Curran, Travis Herbert and Debora Bickel, opposed Leona Schultz.
  
  - **Open Discussions continued:**