

FOUNDRY HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
Open Conference Call
Via Zoom
January 26, 2021

1. CALL TO ORDER

President Jeff Stein called the Annual Meeting to order at 10:03 a.m.

2. DETERMINATION OF QUORUM

There were 12 members present and 3 members represented by proxy for a total of 15 units represented. A quorum was present. Operations Director Sterling Christian and Property Manager Mike Henriquez were present on behalf of Management via Zoom.

3. PROOF OF NOTICE OF MEETING

Proof of meeting notice was provided by affidavit signed by the Associations Property Manager Mike Henriquez.

4. APPROVAL OF PRIOR MINUTES

Anton Weiss made a motion to approve the January 28, 2020 Annual Meeting minutes. Vice Pres Rick Holtz seconded. The motion was approved unanimously.

5. CLOSE OF NOMINATIONS

President Jeff Stein indicated that no election was necessary as there were only three candidates.

6. BOARD OF DIRECTORS ELECTION

No election was necessary.

7. PRESIDENT'S REPORT

President Jeff Stein stated that TAMPOA had restructured the Maintenance hours billing to the sub-associations, including The Foundry, and that it had caused the Association's expenses to go slightly over budget in 2020. Jeff also noted that the Dry Wood Termite tenting of Building 101 Front Street had been delayed until June 2021.

8. YEAR 2019 FINANCIAL REPORT

Operations Director Sterling Christian reported that other than the Maintenance hours billing increase there were no other significant financial variances in reference to The Foundry. Sterling indicated that the Association remains in good financial condition.

9. UNFINISHED BUSINESS

There was no unfinished business discussed.

10. NEW BUSINESS

The Board of Directors for 2021 are as follows: Rick Holtz, Bonnie Scarborough, and Jeff Stein.

President Jeff Stein reviewed rolling over excess member revenues to the following year 2021. Anton Weiss made a motion to roll over the excess member revenues to the following year 2020. VP Rick Holtz seconded. The motion was approved unanimously.

President Jeff Stein reviewed allowing the use of reserve funds in case of a disaster. Anton Weiss made a motion to allow the use of reserve funds in case of a disaster. VP Rick Holtz seconded. The motion was approved unanimously.

11. MEMBER INPUT

President Jeff Stein inquired as to how the new TAMPOA Maintenance rates were calculated. Operations Director Sterling Christian reviewed the components of the Maintenance rate indicating that down-time had been added resulting in a 10% increase to \$44/hour for 2021.

Members discussed the pending termite treatment and necessary preparations. Property Manager Mike Henriquez indicated that he would send all owner the instructions and consent paperwork from the termite treatment company.

Members discussed on-going issues with Chickens and Iguanas. It was noted that owners should not take matters into their own hands and shoot or poison them. Instead, they should take measures to discourage them by not planting things that they like. In addition, owners can band their trees with sheet metal and set humane traps for them. It was noted that the City was in the process of passing a no-feeding ordinance.

President Jeff Stein reminded all owners in attendance that abandoned bikes were being removed from the rack and that the Board was attempting to provide additional capacity.

President Jeff Stein reported that a Truman Annex community wide effort was underway for consultants to obtain proposals for better, and less expensive, cable (fiber) and internet services.

In addition, it was noted that the TAMPOA Architectural Review Committee would be investigating options for new community wide street lamps and reviewing possibly standardizing address plaques.

Members indicated that the smoking ban had initially gone very well, but that recently people have not been compliant. Management indicated a reminder would be sent to all owners and their agents.

12. ADJOURNMENT

Anton Weiss made a motion to adjourn the meeting. VP Rick Holtz seconded. The meeting was adjourned at 11:09 am.

Respectfully Submitted,

Mike Henriquez
Community Association Manager