

MILLS PLACE CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
Open Conference Call
Via Zoom
January 27, 2021

1. CALL TO ORDER

President Buzz Braley called the meeting to order at 10:02 a.m.

2. DETERMINATION OF QUORUM

There were 9 members present and 2 members represented by proxy for a total of 11. A quorum was achieved. Operations Director Sterling Christian and Community Association Manager Mike Henriquez were present on behalf of Management.

3. PROOF OF NOTICE

Proof of meeting notice was provided by affidavit signed by the Community Association Manager Mike Henriquez.

4. MINUTES OF THE PREVIOUS MEETING

Scott Sickel made a motion to approve the January 29, 2020 annual meeting minutes. Carolyn Sangston seconded. The motion was approved unanimously.

5. PRESIDENT'S REPORT

President Buzz Braley stated that he did not have much to report for the President's Report, noting that the property looked great.

6. YEAR 2020 FINANCIAL REPORT

Operations Director Sterling Christian stated that the Association's insurance costs were higher than budgeted. Landscaping and maintenance services were under budget; labor and payroll expenses were right on budget. Mills Place still ended the year in good financial condition with no delinquencies, and the operating and reserve accounts remain in a good condition.

7. UNFINISHED BUSINESS

None was presented.

8. NEW BUSINESS

President Buzz Braley introduced the Board of Directors.

Buzz Braley, Carolyn Sangston, Scott Sickel will serve on the Board in 2021.

Carolyn Sangston made a motion to roll over the excess member revenues to the following year. Gerald Baker seconded. The motion was approved unanimously.

Ellen Levin made a motion to allow the use of reserve funds in case of a disaster. Carolyn Sangston seconded. The motion was approved unanimously.

9. QUESTIONS AND COMMENTS

Craig Tellerd, who will be closing on 411B in the coming weeks, inquired as to what the Association's policy was regarding termites. Operations Director Sterling Christian explained it.

10. ADJOURNMENT

Carolyn Sangston moved to adjourn the meeting. Scott Sickel seconded. The motion was approved unanimously. The meeting was adjourned at 10:18 a.m.

Respectfully submitted,

Michael Henriquez
Community Association Manager