

**THE RESIDENCES AT ADOBE HILLS  
BOARD OF DIRECTORS MEETING  
HELD VIA  
ZOOM INTERNET**

November 19, 2022

**I. Call to Order – 12:08 AM**

Directors Present:

Garratt, President  
Edith Modie, Secretary  
Ajeetha Gnanasmbandan  
Gwen Metha  
Sandy Beliso

Others Present:

Ron Shearer, UNC Community Management  
Mark Shade, N.A. Shade and Associates

**II. Agenda Topic**

**MOTION – Budget Approval**

Following a detailed explanation of the \$990,000 loan the membership approved to be borrowed from the Reserve Account to fund the deck reconstruction project, the requirement to repay the loan and a line-by-line analysis of the projected expenses for fiscal year 2023 and upon the recommendation by the Association's accountant, Mark Shade of N.A. Shade and Associates, Garratt moved to approve the 2023 budget with an average increase of 6.5%. Gwen seconded the motion. Those in favor: Garratt, Edith, Gwen and Sandy. Ajeetha abstained.

**MOTION – Installation of New Tele-Entry System**

to approve the lobby cameras

Garratt – tele-entry system. Gwen seconded.

**ACTION – Lobby Cameras**

Management will obtain additional proposals for lobby cameras.

**MOTION – Approval of Liens**

Based upon the recommendation and information provided by the Association's accountant, Garratt moved to authorize liens for non-payment of dues for APN: 507-811-11 and APN: 507-811-14. Gwen seconded the motion, which carried unanimously.

**III. Homeowner Forum**

The members present discussed the following topics:

- Garage security
- Garage and lobby cameras
- Board meeting schedule

- Annual meeting schedule
- Board authority as granted by the Association's Bylaws
- Whether members have a right to vote on business matters
- The deck reconstruction project, how it was funded and the requirement to repay the loan from the Reserve Account
- New members not knowing about the funding responsibilities of the deck project

V. **Adjournment 5:10 PM**

Respectfully submitted

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Edith Modie, Secretary

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