Riderwood Gardens Homeowners Association
Board of Directors meeting held July 23, 2026

Brittany Vik from 360 Community Management called the meeting to order at 10:00 a.m. Board members present were Ron Gerak, Leslie Atkins, and Richard Middelberg. Two owners were in attendance.

Open Forum: An open forum was held, where members were given an opportunity to address the Board.

Approval of Minutes: The Board reviewed the minutes from the June 2026 meeting. After discussion, Leslie moved to approve the minutes as presented. Ron seconded, vote was all ayes, motion carried.

Financials: The Board reviewed the financials for May 2026 and June 2026 in accordance with California Civil Code. After discussion, Richard moved to approve the May 2026 and June 2026 financials as presented. Ron seconded, vote was all ayes, motion carried.

Approval of Liens: The Board reviewed notice of intent to lien for APN 381-031-39-25. A motion was made and seconded to approve the lien(s). Vote was all ayes, motion carried. It was resolved that the Board authorizes that lien(s) be recorded on the properties in the event that payment in full is not received by the deadline(s) imposed in the Intent to Lien letter(s).

Investment Recommendations: The Board reviewed investment recommendations. After discussion, Richard moved to purchase one (1) $150,000 CD for a twelve-month term, one (1) $150,000 CD for an eighteen-month term, one (1) $100,000 CD for a twenty-four-month term, one (1) $100,000 CD for a thirty-month term, and one (1) $200,000 CD for a thirty-six-month term. Leslie seconded, vote was all ayes, motion carried.

EV Charger Installations: The Board reviewed an email from Horizon Lighting advising they are unable to fully maintain and oversee the EV charger installation system. Management advised they are looking into other companies providing this service.

Light Fixture Upgrades: The Board reviewed photos of the sample light post fixture that was installed. Leslie volunteered to take photos of the fixture at night to see the brightness of the new fixture.

A/C Drain Line Cleaning: The Board reviewed the list of owners that were not home during the scheduled A/C drain line cleaning and a cost to schedule a make-up day from NRG Construction. It was also noted several units modified their system or the drain line. After discussion, Richard moved to approve the cost of $2,100.00 and to send letters to the owners that made unapproved modifications. Leslie seconded, vote was all ayes, motion carried. Management was instructed to schedule the make-up day and charge those owners a fee for the rescheduling.

Gate Repairs: The Board reviewed proposals to install a wireless bridge kit to improve communication reliability between the Caspi Gardens entrance gate RFID antenna and the Shirley Gardens DoorKing access control system. After discussion, Leslie moved to approve the proposal from Controlled Entry Specialists at a cost of $1,886.00. Ron seconded, vote was all ayes, motion carried.

EXECUTIVE SESSION SUMMARY:
The Board addressed homeowner correspondence, disciplinary action, and delinquencies.

A motion was made, seconded, vote was all ayes, motion carried. And carried to adjourn the meeting. The meeting was adjourned at 10:30 a.m.

Attested: ________________________________ Date: ___________________

RIDERWOOD GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JUNE 11, 2026

Brittany Vik from 360 Community Management called the meeting to order at 10:00 a.m. Board members present were Ron Gerak, Leslie Atkins, and Richard Middelberg. Two owners were in attendance.

OPEN FORUM: An open forum was held, where members were given an opportunity to address the Board.

APPROVAL OF MINUTES: The Board reviewed the minutes from the April 2026 meeting. After discussion, Leslie moved to approve the minutes as presented. Ron seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for March 2026 and April 2026 in accordance with California Civil Code. After discussion, Richard moved to approve the March 2026 and April 2026 financials as presented. Leslie seconded, vote was all ayes, motion carried. Management was instructed to send Richard the last four (4) years of tax returns.

APPROVAL OF LIENS: The Board reviewed notice of intent to lien for APN 381-031-72-53. A motion was made and seconded to approve the lien(s). Vote was all ayes, motion carried. It was resolved that the Board authorizes that lien(s) be recorded on the properties in the event that payment in full is not received by the deadline(s) imposed in the Intent to Lien letter(s).

RESERVE STUDY PROPOSAL: The Board reviewed a proposal from SCT for a Level II onsite update. After discussion, Richard moved to approve the proposal at a cost of $1,900.00. Ron seconded, vote was all ayes, motion carried.

GARAGE ELECTRICAL UPGRADE & EV CHARGER INSTALLATIONS: The Board reviewed a proposal from Horizon Lighting to upgrade the electrical infrastructure to the garages to allow for EV charger installations at a cost of $4,185,308.37, and additional information regarding usage, payment, management of the system, and restrictions that can be applied to the EV chargers. The Board noted that a recent survey that was distributed to the membership where Owners were asked to rank the upgrades from most important to least important ranked garage electrical infrastructure and EV charger installations as the least important and lowest priority. Management advised that the electrical infrastructure upgrade and EV charger installations would require a capital improvement & special assessment vote and approval from the membership. Management was instructed to obtain additional information regarding the approximate return on investment for the project and companies who will fully maintain the system.

LIGHT FIXTURE UPGRADES: The Board reviewed additional options for light post fixtures. Management was instructed to purchase one (1) Design House Mayfield 3-Light Post Light fixture and have maintenance install it for Board review.

SIDEWALK GRINDING: The Board reviewed proposals to grind sidewalk trip hazards throughout the community. Management was instructed to provide a comparison of the areas that were previously treated to determine if there are any areas that need to be investigated for root growth or removed and repoured.

LANDSCAPING: The Board reviewed a proposal from Green Valley Landscape to install landscape mulch throughout the planter areas in the community. After discussion, Richard moved to approve the proposal at a cost of $17,100.00. Leslie seconded, vote was all ayes, motion carried.

The Board reviewed a proposal from Green Valley Landscape to install playground mulch in all three (3) playgrounds. After discussion, Richard moved to approve the proposal at a cost of $4,200.00. Leslie seconded, vote was all ayes, motion carried.

The Board reviewed a proposal from Green Valley Landscape to install new plants throughout the sparse areas of the community. After discussion, Richard moved to approve the proposal at a cost of $4,200.00. Leslie seconded, vote was all ayes, motion carried.

The next meeting date will be July 23, 2026.

A motion was made, seconded, vote was all ayes, motion carried. And carried to adjourn the meeting. The meeting was adjourned at 11:14 a.m.

Attested: ________________________________ Date: ___________________

RIDERWOOD GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD APRIL 9, 2026

Brittany Vik from 360 Community Management called the meeting to order at 10:00 a.m. Board members present were Ron Gerak, Leslie Atkins, and Richard Middelberg. Three owners were in attendance.

APPOINTMENT OF OFFICERS: The Board discussed officer positions. After discussion, upon a motion made, seconded, and carried, the following directors were appointed to the following officer positions:

President	Ron Gerak
Secretary	Leslie Atkins
Treasurer	Richard Middelberg

OPEN FORUM: An open forum was held, where members were given an opportunity to address the Board.

APPROVAL OF MINUTES: The Board reviewed the minutes from the February 2026 meeting. After discussion, Leslie moved to approve the minutes as presented. Ron seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for January 2026 and February 2026 in accordance with California Civil Code. After discussion, Richard moved to approve the January 2026 and February 2026 financials as presented. Leslie seconded, vote was all ayes, motion carried.

BALCONY DECK TOPCOATS: The Board reviewed proposals for the balcony deck topcoats in Phases I & II. After discussion, Richard moved to approve the proposal from ACP at a total cost of $33,600.00. Ron seconded, vote was all ayes, motion carried.

EV CHARGER INSTALLATIONS: The Board reviewed a proposal from Horizon Lighting to bring power, run conduit, and install three (3) EV charger stations in the open parking spaces outside of the community gates. Management was instructed to follow up on questions regarding usage, payment, management of the system, and restrictions that can be applied to the chargers.

LIGHT FIXTURE UPGRADES: The Board reviewed proposals to upgrade the light post fixtures. Management was instructed to provide options for fixtures that are large and bright, with glass lenses.

EAST POOL SKIMMER: The Board reviewed a contract from Aqua Diamond Pool Service to replace the failed skimmer at the East pool that was approved between meetings on an urgent basis. After discussion, Richard moved to ratify the contract at a cost of $2,500.00. Leslie seconded, vote was all ayes, motion carried.

GATE REPAIRS: The Board reviewed a contract from House of Automation to replace the failed Norma Gardens gate operator that was approved between meetings on an urgent basis. After discussion, Richard moved to ratify the contract at a cost of $6,448.00. Leslie seconded, vote was all ayes, motion carried.

LANDSCAPING: The Board reviewed a proposal from Green Valley Landscape to convert 8,788 square feet of turf into drought tolerant plants and drip irrigation. It was noted the cost of the full project will be covered by available rebates from the water authority. After discussion, Richard moved to approve the proposal at a cost of $61,586.00. Leslie seconded, vote was all ayes, motion carried. Management was instructed to request the plant palette.

A motion was made, seconded, vote was all ayes, motion carried. And carried to adjourn the meeting. The meeting was adjourned at 11:33 a.m.

Attested: ________________________________ Date: ___________________

RIDERWOOD GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD FEBRUARY 12, 2026

Brittany Vik from 360 Community Management called the meeting to order at 10:00 a.m. Board members present were Ron Gerak, Leslie Atkins, and Richard Middelberg. Aymen Elsalim was absent. Two owners were in attendance.

OPEN FORUM: The owner of 10258 #3 was in attendance to voice concern about the vehicle gates and reported there is an entry code being used at the vehicle gate directory. The owner of 9845 #1 was in attendance to follow up on the potential garage electrical upgrade.

APPROVAL OF MINUTES: The Board reviewed the minutes from the January 2026 meeting. After discussion, Richard moved to approve the minutes as presented. Leslie seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for December 2025 in accordance with California Civil Code. After discussion, Richard moved to approve the financials as presented. Leslie seconded, vote was all ayes, motion carried.

APPROVAL OF LIENS: The Board reviewed notice of intent to lien for APN 381-031-69-24. A motion was made and seconded to approve the lien(s). Vote was all ayes, motion carried. It was resolved that the Board authorizes that lien(s) be recorded on the properties in the event that payment in full is not received by the deadline(s) imposed in the Intent to Lien letter(s).

FINANCIAL REVIEW: The Board reviewed the draft financial review. After discussion, Richard moved to approve the financial review from Sonnenberg & Company, CPAs, for distribution to the membership. Leslie seconded, vote was all ayes, motion carried.

SURVEY: The Board reviewed the results from the online survey that was previously sent to the membership for input on potential improvements to the community. There was a total of 72 survey respondents, with 64 fully completed surveys. Owners were asked to rank the upgrades from most important to least important: Pool Bathrooms & Pool Furniture, Pool Shade Structures, Stucco Painting, Light Post Fixtures, and Garage Electrical Infrastructure Upgrade. Light fixtures and stucco painting came in as both the most important and the highest priority for most respondents, while the garage electrical infrastructure upgrade was the least important and lowest priority. Management was instructed to solicit proposals for new light fixtures and additional lighting, and obtain paint color renderings for new stucco and paint colors.

POLICY AMENDMENTS: The Board reviewed the draft Enforcement Policy & Fine Schedule and Vehicle Gate policies that were previously sent to the membership for the required twenty-eight (28) day review period. After discussion, Leslie moved to adopt both policies. Ron seconded, vote was all ayes, motion carried.

GARAGE ELECTRICAL SURVEY: The Board reviewed an email from Horizon Lighting regarding a survey they conducted of the community to increase the amperage to the garages for the possibility of EV charger installations. Horizon advised the garage panels would need to be upgraded, which will require all new conduit and feeder conductors from the SDG&E transformer to each garage section. Due to the scope of work involved, it would be a large-scale electrical project. Management was instructed to obtain a proposal for the project and an option to install EV chargers in the three (3) rental parking spaces.

GATE REPAIRS: The Board reviewed a proposal from House of Automation to replace the guide pinch rollers on the Norma Gardens gate. After discussion, Ron moved to approve the proposal at a cost of $675.87. Leslie seconded, vote was all ayes, motion carried.

The Board reviewed a proposal from House of Automation to replace the guide pinch rollers on the Shirley Gardens entrance gate. After discussion, Ron moved to approve the proposal at a cost of $675.87. Leslie seconded, vote was all ayes, motion carried.

The Board reviewed a proposal from House of Automation to install a safety rubber edge device on the Caspi Gardens gate. After discussion, Ron moved to approve the proposal at a cost of $1,560.33. Leslie seconded, vote was all ayes, motion carried.

The Board reviewed a proposal from House of Automation to install a safety rubber edge device on the Norma Gardens gate. After discussion, Ron moved to approve the proposal at a cost of $1,560.33. Leslie seconded, vote was all ayes, motion carried.

A motion was made, seconded, vote was all ayes, motion carried. And carried to adjourn the meeting. The meeting was adjourned at 11:21 a.m.

Attested: _________________________________ Date: ___________________

RIDERWOOD GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JANUARY 15, 2026

Brittany Vik from 360 Community Management called the meeting to order at 10:00 a.m. Board members present were Ron Gerak, Leslie Atkins, and Richard Middelberg. Aymen Elsalim was absent.

OPEN FORUM: No items were brought before the Board at this time.

APPROVAL OF MINUTES: The Board reviewed the minutes from the December 2025 meeting. After discussion, Ron moved to approve the minutes as presented. Leslie seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for November 2025 in accordance with California Civil Code. After discussion, Richard moved to approve the financials as presented. Leslie seconded, vote was all ayes, motion carried.

APPROVAL OF LIENS: The Board reviewed notice of intent to lien for APN 381-031-69-24. A motion was made and seconded to approve the lien(s). Vote was all ayes, motion carried. It was resolved that the Board authorizes that lien(s) be recorded on the properties in the event that payment in full is not received by the deadline(s) imposed in the Intent to Lien letter(s).

INVESTMENT RECOMMENDATIONS: The Board reviewed investment recommendations for upcoming CD's that are maturing. After discussion, Richard moved to purchase one (1) $250,000 CD for a twelve-month term and one (1) $200,000 CD for a six-month term. Leslie seconded, vote was all ayes, motion carried.

INSPECTOR OF ELECTION: The Board reviewed proposals for Inspector of Election services for the upcoming annual election. After discussion, Richard moved to approve the notary at a cost of $224.00. Leslie seconded, vote was all ayes, motion carried.

GATE REPAIRS: The Board reviewed a proposal from House of Automation to replace the faulty free-exit detection ground sensor for the Caspi Gardens gate. After discussion, Ron moved to approve the proposal at a cost of $997.50. Leslie seconded, vote was all ayes, motion carried.

The Board reviewed a proposal from House of Automation to replace the shorted-out motor drive module and power supply on the Norma Gardens gate. After discussion, Leslie moved to approve the proposal at a cost of $2,286.90. Ron seconded, vote was all ayes, motion carried.

The Board reviewed a proposal from Accurate Security to replace the closer and strike plate on the Shirley Gardens pedestrian gate. After discussion, Ron moved to approve the proposal at a cost of $2,645.10. Leslie seconded, vote was all ayes, motion carried.

SURVEY: The Board reviewed a draft online survey to send to the membership for input on potential improvements to the community. After discussion, Richard moved to approve the survey as drafted for distribution to the membership. Leslie seconded, vote was all ayes, motion carried.

A motion was made, seconded, vote was all ayes, motion carried. And carried to adjourn the meeting. The meeting was adjourned at 11:21 a.m.

Attested: ________________________________ Date: ____________________

RIDERWOOD GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD DECEMBER 11, 2025

Brittany Vik from 360 Community Management called the meeting to order at 10:01 a.m. Board members present were Ron Gerak, Leslie Atkins, Richard Middelberg, and Aymen Elsalim.

OPEN FORUM: The owner of 9845 Caspi Gardens #1 was in attendance to request the Board investigate options for EV charging.

APPROVAL OF MINUTES: The Board reviewed the minutes from the September 2025 meeting. Richard moved to approve the minutes as presented. Ron seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for August–October 2025. Richard moved to approve the financials as presented. Leslie seconded, vote was all ayes, motion carried.

The Board discussed the reserve funds and possible projects for the upcoming year. Management was instructed to draft a community survey with options for Board review.

APPROVAL OF LIENS: The Board reviewed notices of intent to lien for APN 381-031-69-40, 381-031-71-14, and 381-031-72-53. A motion was made and seconded to approve the lien(s). Vote was all ayes, motion carried. It was resolved that the Board authorizes that lien(s) be recorded on the properties in the event that payment in full is not received by the deadline(s) imposed in the Intent to Lien letter(s).

PADRE DAM VALVE REPLACEMENTS: The Board reviewed an email and map from the construction maintenance supervisor with Padre Dam advising they have identified seventeen (17) valves on the property that require replacement. Management advised the first phase is complete, and the second phase will be scheduled for some time next year.

GATE REPAIRS: The Board reviewed the contract from House of Automation that was approved by the Board between meetings as an emergency to replace the failing RFID tag reader at the Caspi Gardens entrance gate. After discussion, Leslie moved to ratify the contract at a cost of $6,820.00. Ron seconded, vote was all ayes, motion carried.

The Board reviewed the contract from House of Automation that was approved by the Board between meetings as an emergency to replace the failed vehicle gate directory at the Shirley Gardens entrance gate. After discussion, Leslie moved to ratify the contract at a cost of $4,945.00. Ron seconded, vote was all ayes, motion carried.

DRAFT POLICIES: The Board reviewed a draft amended Enforcement Policy & Fine Schedule, and drafts for a Neighbor-to-Neighbor Dispute Policy and Emergency Gate Repair Policy. After discussion, Richard moved to approve all three (3) draft policies to be distributed to the membership for the required twenty-eight (28) day review period. Leslie seconded, vote was all ayes, motion carried.

JANUARY MEETING: The Board moved the January meeting to January 15, 2026.

A motion was made, seconded, vote was all ayes, motion carried. And carried to adjourn the meeting. The meeting was adjourned at 11:21 a.m.

Attested: ______________________________ Date: ____________________

RIDERWOOD GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD SEPTEMBER 11, 2025

Brittany Vik from 360 Community Management called the meeting to order at 10:00 a.m. Board members present were Ron Gerak, Leslie Atkins, Richard Middelberg, and Aymen Elsalim.

OPEN FORUM: No items were brought before the Board at this time.

APPROVAL OF MINUTES: The Board reviewed the minutes from the June & August 2025 meetings. Richard moved to approve the minutes as presented. Ron seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for April–July 2025. Richard moved to approve the financials as presented. Leslie seconded, vote was all ayes, motion carried.

DRAFT RESERVE STUDY: The Board reviewed the draft reserve study from SCT. After discussion, Richard moved to approve the reserve study as presented. Leslie seconded, vote was all ayes, motion carried.

DRAFT BUDGET: The Board reviewed the draft 2025-2026 budget. After discussion, Richard moved to approve a with no increase, with the dues to remain at $285.00/month per unit, to begin November 1, 2025. Ron seconded, vote was all ayes, motion carried.

CAI BUCK A DOOR: Management explained that the Buck A Door program through Community Associations Institute helps to fund the California Legislative Action Committee, which helps to fight and/or modify legislation that can be detrimental to Homeowners Associations. After discussion, Leslie moved to make a donation of $224.00. Ron seconded, vote was all ayes, motion carried.

INSURANCE RENEWAL: The Board reviewed the annual insurance renewal from LaBarre/Oksnee with an option to increase to a $25,000 deductible. After discussion, Richard moved to approve the renewal at an annual premium of $46,071.28 and a $25,000 deductible. Ron seconded, vote was all ayes, motion carried.

EAST POOL JOINT SEALANT: The Board reviewed a proposal from Aqua Diamond Pool Service to replace the mastic and coping sealant at the East pool. After discussion, Ron moved to approve the proposal at a cost of $4,085.00. Leslie seconded, vote was all ayes, motion carried.

FINE ENFORCEMENT CHANGES: The Board discussed the new law that was passed that limits fines Associations can levy against owners and agreed not to amend the existing policy at this time, and only enforce what is currently allowable.

BULK ITEM HAULING SERVICE: The Board reviewed a letter from Independent Hauling advising they will be closing their business, but the contract for Riderwood will be transferred to Universal Waste Disposal, who will honor the current contract and contract price. Management advised the transfer has been seamless so far and there have been no issues.

LANDSCAPING: Management was instructed to ask Green Valley to submit a proposal for another phase of turf renovation, not to include any of the large areas by the playgrounds.

A motion was made, seconded, vote was all ayes, motion carried. And carried to adjourn the meeting. The meeting was adjourned at 11:21 a.m.

Attested: ________________________________ Date: ___________________

RIDERWOOD GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD AUGUST 13, 2025

Brittany Vik from 360 Community Management called the meeting to order at 10:00 a.m. Board members present were Ron Gerak, Richard Middelberg, and Aymen Elsalim. Leslie Atkins was absent.

OPEN FORUM: No items were brought before the Board at this time.

APPROVAL OF LIENS: The Board reviewed notices of intent to lien for APN 381-031-69-05 and 381-031-70-09. A motion was made and seconded to approve the lien(s). Vote was all ayes, motion carried. It was resolved that the Board authorizes that lien(s) be recorded on the properties in the event that payment in full is not received by the deadline(s) imposed in the Intent to Lien letter(s).

A motion was made, seconded, vote was all ayes, motion carried. And carried to adjourn the meeting. The meeting was adjourned at 10:15 a.m.

Attested: ________________________________ Date: ___________________

RIDERWOOD GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JUNE 12, 2025

Brittany Vik from 360 Community Management called the meeting to order at 10:00 a.m. Board members present were Ron Gerak, Leslie Atkins, Richard Middelberg, and Aymen Elsalim.

OPEN FORUM: No items were brought before the Board at this time.

APPROVAL OF MINUTES: The Board reviewed the minutes from the May 2025 meeting. Leslie moved to approve the minutes as presented. Ron seconded, vote was all ayes, motion carried.

FINANCIALS: The Board tabled the financials for April 2025 for further review.

MAINTENANCE RATE INCREASE: The Board a maintenance rate increase from 360 Maintenance from $50.00/hour to $60.00/hour, effective July 1, 2025. After discussion, Richard moved to approve the increase as presented. Leslie seconded, vote was all ayes, motion carried.

POOL FURNITURE: The Board discussed purchasing pool furniture for the summer season and agreed that as there are umbrellas in the pool area, residents can bring their own chairs.

A motion was made, seconded, vote was all ayes, motion carried. And carried to adjourn the meeting. The meeting was adjourned at 10:11 a.m.

Attested: ______________________________ Date: ____________________

RIDERWOOD GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MAY 8, 2025

Brittany Vik from 360 Community Management called the meeting to order at 10:00 a.m. Board members present were Ron Gerak, Leslie Atkins, Richard Middelberg, and Aymen Elsalim.

OPEN FORUM: No items were brought before the Board at this time.

APPROVAL OF MINUTES: The Board reviewed the minutes from the March 2025 meeting. Ron moved to approve the minutes as presented. Leslie seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for February & March 2025. Richard moved to approve the financials as presented. Leslie seconded, vote was all ayes, motion carried.

POOL REPAIRS: The Board reviewed additional information from Aqua Diamond Pools regarding their recommendation to drain the pools and replace the drain covers. The Board also reviewed water purification proposals from Triton Water Renewal. After discussion, Richard moved to approve the proposal from Aqua Diamond Pools to drain both pools and replace the drain covers at a total cost of $2,600.00 and to switch to liquid chlorine for both pools. Leslie seconded, vote was all ayes, motion carried.

GATE REPAIRS: The Board reviewed a proposal from House of Automation to replace the two (2) ground loop safety sensors on the Caspi Gate. After discussion, Ron moved to approve the proposal at a cost of $2,788.00. Leslie seconded, vote was all ayes, motion carried.

JANITORIAL SERVICE: The Board reviewed correspondence from Excel Cleaning Service advising of a $105.00/month increase. After discussion, Ron moved to approve the increase. Leslie seconded, vote was all ayes, motion carried.

EXECUTIVE SESSION SUMMARY:
The Board addressed homeowner correspondence, disciplinary action, and delinquencies.

A motion was made, seconded, vote was all ayes, motion carried. And carried to adjourn the meeting. The meeting was adjourned at 10:26 a.m.

Attested: ________________________________ Date: ________________