

Parkwoods Condominium Association

376 Center Street, Chula Vista, CA 91910

Minutes

Tuesday, July 6, 2021

6:00 PM

Held via Zoom Conference

Roll Call

Present:

Barbara Geiss-Rue — **President**

Brandi Gill — **Vice President**

Denise Bookas — **Treasurer**

Sean Caruana — **Secretary**

Irma Yepiz — **Director at Large**

Absent:

*MSCU = MOTION SECONDED CARRIED UNANIMOUSLY

*MSC = MOTION SECONDED CARRIED

AGENDA ITEM 1 *Approval of Meeting Minutes*

Discussion	Action
A. June 1, 2021, Regular Meeting Minutes	• MSC (B.Geiss-Rue/B. Gill) - Approved as submitted.

AGENDA ITEM 2 *Member Open Forum*

Unit Number - Member	Comments
#302 Hector Zaldivar	• Noise disturbance

AGENDA ITEM 3 *Financial Information*

Discussion	Action
A. Financial	• MSC (D.Bookas/S.Caruana) Board members approved the financial and bank statements for the period ending May 31 and June 30, 2021, subject to audit.
B. Pre-lien/lien Approvals	<ul style="list-style-type: none">• MSC (B.Geiss-Rue/B. Gill) the Board authorized the pre-lien/lien on APN #568-270-17-01.• Management was asked to confirm ownership of account 145301 and verify special assessment funds were collected prior to the transfer of title.• Board members request a courtesy notice be sent to all delinquent owners advising that the \$241.95 special assessment is now due and payable.

AGENDA ITEM 4 *Unfinished Business*

	Action
A. Carbon Monoxide Testing	<ul style="list-style-type: none">• MSC (B.Geiss-Rue/I.Yepiz) to ratify the approval from Kenyon Technologies to conduct the carbon monoxide testing at a cost of \$720.00.
B. Maintenance/Farmers Report	<ul style="list-style-type: none">• Board member, Barbara Geiss-Rue provided a status report on the projects Pro-Tec is currently working on to gain compliance with the items outlined in the Farmers loss control survey. Galvanized railing is nearly complete to the third story and the Board is soliciting quotes for the items identified by structural engineers Martin & Libby for the underground parking structure.

AGENDA ITEM 5 *Manager Reports*

Discussion	Action
A. June Action Item List	<ul style="list-style-type: none">• Information items Only. No Board action required at this time.
B. Work Order Report	<ul style="list-style-type: none">• Informational Items Only. No Board action required at this time.
C. Annual Calendar	<ul style="list-style-type: none">• Information Items Only- Board members are in agreement to schedule the annual fire alarms/fire sprinkler inspections with Johnson Control for August 16th & 17th.• Board members request the re-opening of the community Rec-Room be placed on the August agenda.

AGENDA ITEM 6 *Committee Reports*

Discussion	Action
A. Landscape	<ul style="list-style-type: none">• No Action
B. Architectural	<ul style="list-style-type: none">• No Action

AGENDA ITEM 7 *New Business*

Discussion	Action
A. Annual Meeting/Inspectors of Election	<ul style="list-style-type: none">• Board members are in agreement to select an Inspector of Elections upon receipt of a quote from The Inspectors of Elections and clarification regarding adjourned meeting fees from Feist, Vetter, Knauf, and Loy.
B. Critter Gritters/Possum traps	<ul style="list-style-type: none">• Board member Barbara Geiss-Rue reported that Critter Gritters had been assigned to remove a mother Possum and nine babies from the common area of the property.
C. #134 Water leak	<ul style="list-style-type: none">• Board member Barbara Geiss-Rue reported that Pro-Tec will confirm a leak reported, verify sliding glass doors replaced at #330, and schedule another water test if necessary.

AGENDA ITEM 8 Adjournment –

MSC – Meeting was adjourned at 8:05 PM.

The next regular meeting is scheduled for August 3, 2021, at 6:00 PM.

EXECUTIVE SESSION DISCLOSURE:

In accordance with California Civil Code 4935(e), notification is hereby provided of an Executive Session of the Board of Directors which is held at the adjournment of this meeting on July 1, 2021, to address the following item(s)

- 1 Minutes: Approval of Executive Session minutes.
- 2 Delinquencies: A/R Aging Report 6/30/2021
- 3 Legal Matters
- 4 Third Party contracts
- 5 Member Discipline

Approved:

Secretary Signature: Sean D. Caruana

Date: 9 July 2021