

# MARTIN'S GARDENS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
May 16, 2019  
Bloomington Regional Library  
Meeting Minutes**

**1. Call to Order-Certifying of Quorum**

The meeting was called to order at 6:31 p.m. by Robert Vega, Board President. Board member Gail Wallace was also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was timely posted at least 48 hours in advance. Jeana Wynja represented McNeil Management.

**2. Reading of Unapproved Minutes**

The Board reviewed the prior meeting minutes dated February 13, 2019 as prepared by the Manager.

**On Motion:** Duly made by Rob second by Gail and carried unanimously.

**Resolve:** To waive reading of the prior meeting minutes and approve them as presented.

**3. Reports**

Manager presented financial reports which indicated that the operating account currently has \$5,914.79 and the reserves account currently has a balance of \$6,962.82.

**4. Business**

**Common Property Conveyance:** Attorney recommended filing a Quiet Title Action against the developer in order to convey the common property to the Association. This process should take 3-4 months if not challenged.

**On Motion:** Duly made by Rob second by Gail and carried unanimously.

**Resolve:** To approve proceeding with a Quiet Title Action against the developer.

**Assessment Late Fee:** Manager presented to Board that an assessment late fee amount has not been established yet.

**On Motion:** Duly made by Rob second by Gail and carried unanimously.

**Resolve:** To accept \$25 as the assessment late fee amount.

**Reserve Study:** Manager reviewed the current reserve contributions vs. projected amount per the reserve study, and discussed options for assessment increases to reach the reserve contribution amount.

**Manager Comments:**

Manager presented the Affidavit of Mailing for the updated Architectural Standards mailed on February 19, 2019.

The electrician replaced the well pump contactor due to a malfunction in March-2019.

American Access visited the community on March 5<sup>th</sup>. In addition to providing routine maintenance, they evaluated the reason why the exit gate sometimes remains open in the mornings. Dew on the photo beam is the cause. American Access showed to Rob how to place either WD40 or Rainx on the photo beam so that dew does not stick to it. American Access also took off another couple of seconds from the entry gate. All other functions are working properly at this time.

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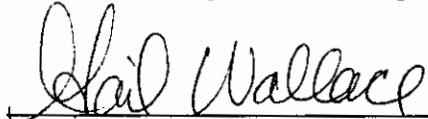
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**Owner Comments:** Owner of Unit ID #10206 indicated that he would like to serve on the Architectural Committee.

## 5. Adjournment

**On Motion:** Duly made by Rob second by Gail and carried unanimously.

**Resolve:** To adjourn the meeting at 7:11 p.m.



Prepared by Manager on behalf of Secretary