

MINUTES
The Retreat at Glen Heather Homeowner Association
Open Board Meeting
March 15, 2023 - 7:00pm
Pool House

Call to Order:

The meeting was called to order by Marco Garcia at 7:01 pm.

Board Members Present: Marco Garcia, Frank Harvey, Theresa Guerra, Christina Botello & Thomas Poovathoor.

Also Present: Victoria Galvan: Property Manager

Owners Present: None

Minutes:

Highlights from the prior meeting provided by Veronica Morales (prior manager) were read. Motion was made by Theresa Guerra, Seconded by Frank Harvey, All Approved.

Financial Report:

Financial reports were handed out, went over bank balances and delinquencies. Since management just took over March 1st, the reports were only for 15 days. Board approved the reports and agreed on what would be included each month. The Budget vs Actuals will be included.

When an owner becomes 6 months delinquent, accounts will be sent over to the attorney.

Thomas, Theresa, Christina and Marco would all like to receive their invoices via email.

New Business:

- Lights at the pool need to be LED.
- Marco went over what him and Mitch found out during a walk thru. This saved the Association \$400.00 Assessment fee. 90% of the system works fine, there are some problem areas. Bids are being obtained to repair the system.
- Landscapers are not picking up the leaves.

Meeting was adjourned to executive session as Thomas needed to leave soon.

Meeting adjourned back in to open session.

- Discussion was held on sending out a reminder notice to all the owners regarding the rules & regulations that will be enforced. Theresa had a draft. Christina and Victoria will work on this. We also want to add to this notice that any improvements must be Approved before work is done.
- A new meeting is scheduled for April 5th with the board and management to go over what violations are to be noted during inspections.
- The fence repair at MacGregor Way (Common Fence with Pembroke) has been completed.
- Victoria will put The Retreat at Glen Heather on her website (galvanmanagement.com) as soon as possible.

Next Board meeting May 3, 2023 6pm at the pool.

Meeting was adjourned at 9:16pm.

Respectfully Submitted:

Victoria Galvan, Managing Agent