

**I. Call to Order:** 6:08 pm

- **Members Present Via Zoom:** Tom Cherry, Chair
  - John Gilchrist, Director
  - Susan Morningstar, Director
  - Louise Lague, Director
  - Philip Wu, Director
  - Elva Kopacz, Director
  - Ken Rinehart, Director
  - Tom Lichty, Treasurer
  - Mary Fran Faupel, Secretary
- **Managers:** Rae Gonzalez, Property Manager, Kin Living  
Tim Miller, Portfolio Manager, Kin Living

**II. Owner Resolution-Courtyard Plaza Redesign:**

- **Purpose of meeting:** To approve the language used by Association Attorney for the Resolution regarding the Building 2 planter box design, i.e., raised flowerbed or plaza design.
- **Discussion followed.** The Resolution would need 75% present by Zoom or Proxy to vote. If no threshold is met, then it will fall to the Board to move to approve the same design as of Building 1.
- **Motion:** Director Gilchrist moved to approve the language of the capital improvement resolution as drafted by Vial-Fotheringham. **Motion Seconded** by Director Wu. Unanimous Board approval.
- Due to timing issues delivering the Resolution to owners via the postal service will require a **Special Meeting of the Association** for a vote to approve this Resolution. A Second Association Meeting will be held **Monday, April 3, 2023 at 6:00 pm via Zoom.**

**III. Old Business:**

- a. Director Gilchrist discussed the ongoing issue with water intrusion into homeowners' units in Building 5. There are leaks into 2 units and scaffolding is needed at the proposed cost of \$30,000 for the repairs. There will be a meeting tomorrow, March 15, with the homeowner in question, and will include Rae Gonzalez, John Gilchrist, and a vendor that one of the homeowners suggested. Decisions regarding doing internal sealing of the windows in question as a temporary fix and do the more extensive work that is needed next year when the building is due to be painted will be made after that meeting. Options will be investigated and the appropriate action will be taken.

**IV. New Business- Board Treasurer:**

- a. Tom Lichty described the duties of the Treasurer. The total amount of time for this position is approximately 7 hours/month.
- b. JoAnne Bodin, a retired CPA and homeowner, volunteered for this position and her offer was gratefully accepted.

**V. Adjournment:**

- a. **Motioned: Susan Morningstar/Seconded by Philip Wu. Unanimous approval.**
- b. Meeting adjourned at 7:12 pm.