

2560 Corporation Board Meeting Minutes

Date: November 8, 2021

President Janice invited the Board members to a Zoom meeting at 6:30 PM to update us on a prospective lessee for apartment #14, Rosa Aloe.

At 7:00 Janice invited Rosa Aloe, her son Ralph and daughter Rosanna to our existing Zoom meeting to be interviewed as a prospective lessee of apartment #14.

Janice excused them from the Zoom meeting at 8:15 PM.

President Janice called the meeting to order at 8:16 PM.

She asked the Secretary to establish a quorum.

Roll Call:

Present: Janice Sirna, Karen Hilton, Shirley Welsh, Ed Lawrence and Helen Wildermuth

Secretary report: Helen Wildermuth made the motion to waive the reading of the minutes of the last meeting, Karen Hilton seconded, motion carried.

Treasurer report: none

Old Business:

- * **Sue Costa** - Shirley Welsh reported that Sue is doing a great job checking our apartments twice a month and making sure there are no problems or damage, to comply with our insurance regulations. Sue will continue checking through December of 2021.
- * **Parking space #20** - we will consider revisiting Linda's request to move her parking space in January 2022, as stated in May 10, 2021's board minutes.
- * **Gene Griffin** - Shirley Welsh will contact Beth Griffin to find out the status of Gene for this coming year.
- * **#12** - Lock box was placed on the door. Would like to sell.
- * **#14** - the Board unanimously voted to approve Rosa Aloe as the new lessee once all the paperwork has been sent to Janice.
- * **2022 Budget** - The increase of our budget is due mainly to the increase of HGI's 2022 budget in insurance and landscaping costs. The next HGI Board/Directors meeting will be December 2nd to vote on the budget.
If the budget passes, 2560's quarterly maintenance will be:
1 bedroom - \$1,091 (\$271 increase) 2 bedroom - \$1,503 (\$437 increase)
- * **HGI updates** - sea wall/pool is an ongoing project. Additional boring tests were done around the east buildings and parking lot side of the pool.
Electrical panels - some buildings need to have them replaced to keep them current.

New Business:

- * **#4 and #5** - Rick Smolander requested the approval from the Board that a door be installed in the closets as a passageway between the two apartments. The door will be removed upon the sale of either apartment. Helen Wildermuth made the motion that we accept this request, Karen Hilton seconded it, motion carried.
- * **Secretary, Shirley Welsh** reported that she and Wayne will be arriving much later this year and will not be able to assemble the Annual Meeting packet. Janice and Karen said they would handle that this year.
- * **Next 2560 Board Meeting** will be Monday, December 6, 2021, to vote on the 2560 budget.
Shareholders are welcome to join. Janice will send out a Zoom invite.

Janice asked for a motion to adjourn. Karen made the motion, Ed seconded it. Motion carried.

Respectfully submitted,
Shirley Welsh, Secretary