

## QUEENS GRANT REC AUGUST 31, 2021 BOARD MEETING MINUTES

Members present: Jim, Bill, Ron; (Via Zoom:) Victor, Sallie, Ruby, Daphne

Jim called the meeting to order at 7:08 p.m. Upon motion by Ron and second by Bill, the minutes of the prior meeting were approved with no opposition.

Following discussion of possible options, Ron moved and Daphne seconded to schedule the annual homeowners meeting for the morning of October 23, 2021 at the Breezeway at a cost of \$275, which includes coffee and tea. The motion passed, 6-1. There are two Board seats up for election, Bill's, who does not plan to run, and Daphne's, who does plan to run. Bill has begun working on a preliminary budget, which provides for rebuilding reserves; he requested input from Board members within the next week or two.

Jim reported that the pool company has plugged the return lines, and although still closed, it is not leaking now. Sallie moved that we get a second opinion on the cause/location of the leak at a cost of \$2,037.75; Victor seconded; the motion passed with 6 affirmative votes and one abstention. Jim advised clubhouse gutter installation and erosion repair are scheduled for the week of Labor Day.

Victor will work on the Community Manager Vendor description. Jim will be acting in that role for about the next six weeks, with back-up on the weekends. He sees managing other vendors and holding them accountable, along with taking an active role in the condition of the property, as the major tasks of the position.

The next Board meeting is tentatively scheduled for Tuesday, September 21 at 7:00 p.m.

Upon motion by Bill, second by Jim, and all in favor, the meeting was adjourned at 8:34.

Respectfully submitted,

*Ruby Ballard*

Secretary