

SOCOMA HOA BOARD MEETING MINUTE-NOTES/ejj
Aug 10, 2020

Meeting called to order at 7:00 PM Meeting conducted in person at rec center and via Zoom.
Board Members in Attendance: Christopher Pritchard, Erika J. Johnson, Vincent Benedict
Via Zoom: David Salazar
Board Member Absent: Doug Kraus *
Property Manager: Vickie Johnson
Accountant: Sherri Kraus*
ACC: Chris Pritchard

- I. **Open Forum:** Chris asked Community members if there were any questions/comments. No members had any comments.
- II. **Minutes of July 13, 2020 Annual Homeowners Meeting/Board Meeting –**
Voted on, Approved & signed off on unanimously. VB,DS,EJJ
- III. **Financial Report:** Chris reviewed the HOA balance sheet and P & L dated July 31,2020. Further, he briefed the Community on how & why there are slight variances in the P&L to actual Budget and gave 2 examples:
Collections/Receivables. **Ex1:** H.O dues can be remitted & collected- monthly or yearly. **Ex2:** Cancellation of 2020 swim team season- presented a variance on both swim team revenue and expenses. //\$16,575.50 of operating fund going to replacement fund.
- IV. **Managers' Report:** Vickie summarized and updated upcoming activities related to the use of All Shared services by homeowner's & and noted or applicable violations: recreation center, lawn/ landscape, basketball/ tennis courts and covenant violations.//**POOL News:** Aug 17, Lifeguards will be returning to school** see all specifics in Managers report. //Board apprvd. **New Landscaping** service AAA/aka. Landscaping - soon to maintain our neighborhood entrances!! Did you say **GARAGE SALE!!** See the Vickie's full report on SOCOMA's website - dated Aug 2020.
- V. **At Large Report:** Vince provided and assisted in giving updates for 3 upcoming events: **Sept 7th -Labor Day** party (tbd. based on COVID-19 socialization mandates; Vickie /Vince provided next steps for-**Sept 19th – And Did You say GARAGE SALE - 2 ways !!(Flea Mkt&Trad)???** Info coming soon!!!//**Oct 6th-** NNO-Neighbors Night out (tbd)
- VI. **ACC Report** – see ACC Report/ CP
- VII. **Old Business: Covenants** are due for review & compliance update. Here is one Example, why: How to conduct business and continue successful HOA operations and management during a pandemic?? There may be updates & new administrative procedures and amendments. EJJ

VIII. New Business:

- **Law Firm Brief:** Erika is still in the review stage for retaining General legal representation for the HOA. Attorney-M. Thurman- Zoom presentation scheduled for 8/11/2020 with the Board.
- **POOL update:** Vickie: Beginning Aug 17- see Restricted/extended schedule
- **Rec. Center Video conferencing & security/surveillance equipment Review:** Vincent/Vickie- Still in review- 3 quotes. Open to others!! Both are or can be Expensive prospects!!- Looking to establish a solution for 2021.- **Ques: Mr. Mozuco-** Will there be available protocols & guidance once adopted? "Yes"- VB, CP. VJ

****Homeowner request (s) for Board review:**

- Request installation of Safety Mirror at the intersection of Oak Farm and Knights Cross. Issue: Blind spot on west side as driver faces south @ Stop sign. Submitted by - L. Salazar (This is a great one! Thank you.
- Debra, your issue resolution is still in the works.

Attendees via Zoom:

- David Salazar- Treasurer
- Lil Salazar
- Roger Platt
- Ruth & Terry Wunderlich
- Debra Pollard
- Zenia Hernandez
- Jason & Angela Freeman- Jason, more on the Garage Sale 😊 to come!!!
- Phillip & Ashley Blair
- Mr. Mozuco

IX. Meeting adjourned at 8:07 PM

Signatures



CHRISTOPHER A. PRITCHARD

