

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

Thursday July 18, 2024

Held via Zoom, ID: 411 069 3998 Password: 2DSekZ

Meeting was called to order @9:30 by Jason Hoffman who took the roll and declared a quorum.

Present: Sandra Hickox--President; David Webb--Vice President; A Qaiser Naqui -Treasurer; Marcia Edwards - Director, Jason Hoffman - APS Property Manager.

Linda Van Collier -Secretary via zoom;

Quorum established

MINUTES

Sandra made a motion to approve the June 20, 2024 *Board of Directors* Minutes without a reading. Marcia seconded the motion. All in Favor;

TREASURER'S REPORT (Reported by Qaiser, Treasurer)

Reserve Acct. Balance	1,489,031
Operating Acct. Balance	409,231.
Total as of 6/30/23	1,898,263.
Rental Sec. deposits	31,802.

BOARD OF GOVERNORS REPORT: There was no BOG meeting on the holiday, July 4th.

MANAGEMENT REPORT:

40 Year Report - Waiting on report. Harwig will start repairs Monday.

Bldg 10 Water Bill- needs to be resolved.

UNFINISHED BUSINESS:

Pool Cabana Roof- David requested another quote. 'Best Roofing' too high. 360 Roofs/Rainbow.

Bldg 10 Water - Discussion about possible leaks. So far all but 8 units were checked, one known leak was fixed. Sandra said last bill was down about \$500.

NEW BUSINESS:

Fire Alarm Monitor Co - PM working on details of power/bill.

Discussion among board members regarding recent issues, and attempt to resolve them.

A Qaiser Naqui (Treasurer) announced his resignation from CBIV board after ongoing conflicts with David Webb (VP). Board and PM may consult legal counsel.

All the above items requiring ratification or a board vote were approved unanimously.

GOOD AND WELFARE.

ADJOURNMENT

Without objection by Sandra Hickox at 9:58 am

ALL MOTIONS, WITH OR WITHOUT A 2ND, APPROVED UNANIMOUSLY UNLESS OTHERWISE INDICATED PER ROBERT'S RULES FOR BOARDS <12 MEMBERS;

***Note: Items in Italics and parenthesized are editorial(or identify a business entity) in the production of the Minutes and not necessarily said or expressed.*

*Association 1

14-106 Simon Blondeau

Submitted 7-18-24 by Linda Van Coller, Secretary