

**INCLINE TERRACE CONDOMINIUM OWNERS ASSOCIATION INC.**  
**March 2025 HOMEOWNERS MONTHLY MEETING**  
**Wednesday, March 19th, 2025. Starting: 5pm Ending: 6:15pm**

1. **Call to Order:** The meeting was called to order at 5:00PM by Leticia
2. **Reports:** 5:07 pm - David Tanner presented General status of the construction and no major issues were reported.
3. **Spring Season Maintenance & Issues:** 5:25 pm - Leticia:
  - Landscaping and common area upkeep were discussed.
  - The Board reviewed the seasonal maintenance plan and agreed to allocate a preliminary budget for necessary repairs and acquisitions.
  - **Pest Control & Prevention:**
  - Scheduled maintenance checks will be updated and enforced.
  - Management will conduct inspections to ensure compliance with pest control protocols and address any signs of infestation.
4. **C Building Roof:**
  - The Board discussed the upcoming C Roof shingle removal project.
  - Bids are currently under review. Budgeting and safety protocols for residents during the work will be addressed in the next session.
5. **High Rental Turnover Season:**
  - The increase in short-term rentals and subleasing was noted.
  - Concerns were raised regarding increased clutter and hallway misuse.
  - Move in/out procedures will be reinforced.
  - The Board reminds residents and homeowners of their responsibilities.
6. **ATTENDANCE:**
  - Board Members present: David Tanner & Todd Tanner.
  - Office Manager: Leticia Storrs.
  - Head of Maintenance: Bob Powell.
  - Homeowners by zoom:
7. **Executive session:**

The Board entered executive session to discuss:

  - ☐ Reconciliation process and special assessments for 2025/2026.
  - ☐ Budget adjustments and reserve fund evaluations.
  - ☐ A collection report and delinquency update.
  - ☐ Camera's budget for next year.

8. Meeting was ended at 6:15 pm.