

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

1. **Call to Order:** The meeting was called to order at 5:05PM by Office Manager Leticia Storrs.
2. **Approval of previous minutes:** The minutes from the previous meeting were approved.
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3. **ATTENDANCE:**
 - Board Members present: David Tanner & Todd Tanner.
 - Office Manager: Leticia Storrs.
 - Head of Maintenance: Bob Powell.
 - Homeowners by zoom: Matt Croft (403C-509B), Jennifer Andelin (505A), Gonzalez & Gabaldon (608B), Jacob Mullen (509C), Kellen Garden (503A), Ashley Moweri (406A), Dorothy Dean (410B), Taylor Schweitzer (514C), Kimberlee Crane (202A), John Rogers (205B).
4. **Building B Report:** Presented by David Tanner. All questions raised by homeowners were answered during the meeting. A full video recording is attached to this email for reference.
5. **Balcony Repairs:** At this time, there is no budget available to begin balcony repairs. The Board discussed the need to avoid prioritizing select units as requested without adequate funding. A priority list will be created, and repairs will be scheduled as soon as financial resources become available.
6. **Special Assessments 2025-2026** Assessments amounts were reviewed and confirmed. Invoices will be issued during the last week of May or the first week of June.
7. **Executive session:**
 - The Board entered executive session to discuss the following items:
 - ☐ Mr. Jacob Mullen, Property Manager for unit 509C, submitted an appeal regarding fines assessed last year due to unauthorized pets in the unit. After review, the Board agreed to reduce the fine by 50%, citing Mr. Mullen's prompt attention to resolving the issue and his cooperation in terminating the lease agreement as soon as possible.
 - ☐ Mr. Kellen Garden, homeowner for unit 503A - The HOA Board authorized Mr Garden to proceed with the redesign in his unit without requiring additional professional engineering consultation, based on the scope of the proposed modifications and existing structural assessments.
 - ☐ A collection report and delinquency update- A summary update on outstanding balances and collection efforts was presented by the office.
 - ☐
8. The meeting ended at 6:12 pm.