

**CONCERTO LOFTS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
January 16, 2025**

NOTICE

Upon notice, duly given and received, the Concerto Lofts Maintenance Association General Session Meeting was to be held on January 16, 2025, at 7:00 pm via Zoom.

BOARD MEMBERS PRESENT

Peter Leber
Brooke Eaton
Ron Mancini
Mario Lopez

BOARD MEMBERS ABSENT

Samantha Bastien

MANAGEMENT PRESENT

Andrea Thrower, Sr. Community Manager

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Executive Session Disclosure

The Board met in Executive session held prior to this meeting to approve and/or discuss the following:

- Executive Session Minutes
- Member Discipline
- Delinquency
- Third Party Contracts
- Legal Matters

HOMEOWNER FORUM

There were no owners present for owner forum.

ORGANIZATIONAL MEETING

The 2025 Concerto Lofts Board:

- Peter Leber – President
- Brooke Eaton – Vice President
- Treasurer – Samantha Bastien
- Secretary – Mario Lopez
- Member at Large – Ron Mancini

CONSENT CALEDAR

Upon a motion duly made and seconded, the board approved the consent calendar items A and B as presented.

- A. November 7, 2024, general session minutes
- B. November 2024 financial statement, subject to review by a licensed CPA at the end of the fiscal year.

NEW BUSINESS

Audit/Tax Proposal – FYE 2024

Upon a motion duly made and seconded, the board approved the proposal from CPA, Newman, and Associates to complete the audit and taxes for the December fiscal year end. The total cost of \$1,400 to be expensed from the association's operating account. This motion carried unanimously.

Water Intrusion and Mold Policy Proposal

Upon a motion duly made and seconded, the board approved the proposal from association legal counsel to draft a water intrusion and mold policy. The cost of \$750 will be expensed from the association operating account. This motion carried unanimously.

Election Rule Update – Electronic Voting

Upon a motion duly made and seconded, the board approved the proposal from association legal counsel to update the election rules to include civil code AB-2159 for electronic voting. The total cost of \$600 will be expensed from the association's operating account. This motion carried unanimously.

2025 Window Washing Schedule

Window washing for 2025 is scheduled for Jaune 4th -6th.

NEXT MEETING

The next board meeting will be scheduled for March 13, 2025, and May 8, 2025.

ADJOURNMENT

There being no further business to come before the Board of Directors, the General Session meeting adjourned at 8:10 p.m.

SECRETARY'S CERTIFICATE

I, the duly appointed and acting Secretary of the Concerto Lofts Maintenance Corporation, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the minutes of the General Session Board of Directors meeting held on January 16, 2025.

Board Member

Date