

**PEPPER TREE IN CORONA MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
MINUTES
APRIL 19, 2021**

NOTICE OF MEETING

Upon due notice given, a meeting of the Directors for Pepper Tree in Corona Maintenance Corporation was held on April 19, 2021 at the hour of 5:30 P.M. via Zoom.US,

ATTENDANCE:

Directors Present: Milo Way, Joyce Kelso (by Phone).

Directors Absent: None.

Representing Encore Property Management: Shelley Seay, CCAM-PM-CI © .

CALL TO ORDER

The meeting was called to order at 5:37 p.m. by Milo Way, President.

HOMEOWNER FORUM

Three Owners were present.

CONSENT CALENDAR

- A. Review/Approve Minutes of Oct 19, 2020
- B. Reviewed Management Report of Oct 19, 2020.
- C. Review Financials ending Jan - Feb 2021
- D. Review/Approve (1) Lien Resolution 122-150-025

The Board of Directors reviewed and approved the Consent Calendar.

LANDSCAPE REPORT/PROPOSALS

Board reviewed the Bid from Bemus to remove Vegetation in cut out basin. In the amount of \$957.00. Milo believes that this is NOT HOA maintenance area, and that they have never paid to have it cleared before, but would like EPM to verify this first and if the City claims it is not theirs, then move forward with the expense to clear this area. *Joyce did not respond to actions by phone.

Board reviewed the Tree Trimming Proposals from three Tree Companies, and approved the Arbor Group as follows: 2021 \$1980.00, 2022 \$1526.00, 2023 \$2059.

UNFINISHED BUSINESS

None.

**PEPPERTREE IN CORONA MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
OCTOBER 19, 2020
PAGE 2**

Encore discussed with Board if they would like to obtain proposals to paint the existing mailboxes or to replace them with locking style boxes. Board would like to obtain proposal to replace all the mailboxes with locking style boxes.

Board reviewed memo from Encore to install a bulletin board in the common area to post general notices. Board does not want to do that.

Board reviewed memo about moving to meetings 2 times per year, as allowed by the CC&R's. Joyce was not present, Milo was okay with this, but table the matter for now.

The Board appointed a Notary as Inspector of elections between \$25-\$50 for 2021.

Board acknowledged the Annual Certified Manager disclosure of Shelley Seay.

NEXT MEETING

The next meeting date is scheduled for July 19, 2021 at the hour of 5:30 P.M. General, Exec to follow. Annual meeting will be held at 5:15 pm ALL MEETINGS VIA ZOOM.

EXECUTIVE SESSION DISCLOSURE

The Board met in Executive Session on April 19, 2021 to review the Executive Session Minutes, collection accounts, violations and hearings.

ADJOURNMENT

There being no further business to bring before the Board at this time, the meeting was adjourned at 6:20 p.m.

Respectfully submitted by: Shelley Seay, CCAM-PM-CI® Certified Community Manager.

Approved by: _____

Authorized Board Member

8-30-21

Date