

**PEPPER TREE IN CORONA MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
MINUTES
JULY 18, 2022**

NOTICE OF MEETING

Upon due notice given, a meeting of the Directors for Pepper Tree in Corona Maintenance Corporation was held on July 18, 2022 at the hour of 5:00 P.M. via Zoom.US,

ATTENDANCE:

Directors Present: Milo Way, Danesha Flowers and Kevin Goran.

Directors Absent: None.

Representing Encore Property Management: Elizabeth Mefford

CALL TO ORDER

The meeting was called to order at 5:12 p.m. by Milo Way, President.

HOMEOWNER FORUM

There were homeowners in attendance.

CONSENT CALENDAR

- A. Review/Approve Minutes of January 18, 2022
- B. Review/Approve Management Report of January 18, 2022.
- C. Review/Approve Financials for May 2022
- D. Review/Approve Ratified Financials for Dec. 2021 - April 2022

Motion by Milo Way to approve the consent calendar. Seconded by Kevin Goran, Carried.

INVESTMENTS/RECOMMENDATIONS

Operating Account

Operating account has excess cash for \$25,000

TD is recommending to purchase a \$25,000 CD for Jan - Mar 2023

Motion by Milo Way to deny the following Authorizations to Transfer Funds.,seconded by Danesha Flowers.

Operating Account

Operating account for \$25,000 to mature 09/29/22.

Recommendation to purchase CD for \$25,000 for Sep - Dec 2023.

Motion by Milo Way to approve the following Authorizations to Transfer Funds, seconded by Danesha Flowers.

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INVESTMENTS/RECOMMENDATIONS CONT'

Reserve Account

Reserve account has excess cash for \$15,000.

TD is recommending to purchase a 15,000 CD for July - Sep 2023

Motion by Milo Way to approve the following Authorizations to Transfer Funds, seconded by Kevin Goran.

Reserve Account

Reserve account for \$15,000 to mature 06/15/2022 and \$15,000 to mature 09/29/2022.

The Board approved the purchase of Reserve CD in the amount of \$15,000 for Apr - Jun 2023 and for \$15,000 for Oct - Dec 2023.

Motioned by Milo Way to approve, seconded by Kevin Goran.

LANDSCAPE REPORT/PROPOSALS

The Board reviewed and approved as submitted the Landscape schedule for the spray days.

The Board reviewed and approved as submitted the temporary fuel surcharge of 2.65%.

UNFINISHED BUSINESS

Ratify Locking Mailboxes

The Board reviewed and approved as submitted the ratification of the locking mailboxes.

NEW BUSINESS

Motion made by Milo Way to approve the Reserve Data Analysis proposal in the amount of \$360.00, seconded by Danesha Flowers.

The Board reviewed and approved the ratification of the architectural committee sign up form.

The Board reviewed as submitted the Homeowners Correspondence for 635 barbre lane.

NEXT MEETING

The next tentative meeting date is scheduled for October 17, 2022 at the hour of 5 P.M. General, Exec to follow. If necessary. Location to be at Encore and Zoom.


EXECUTIVE SESSION DISCLOSURE

The Board met in Executive Session on July 18, 2022 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 5:38 p.m.

Respectfully submitted by: Elizabeth Mefford
Community Manager

Approved by:  _____
Authorized Board Member

11/07/2022
Date