

East Quincy Highlands II HOA  
 Board Meeting Minutes  
 January 24, 2022, 5:30pm, via Zoom Call

**Attendance**

Board Members:  
 Robert Firenczi, Board Vice-President  
 Barbara Spitzer, Board President  
 Tara Harris, Member

Also in attendance:  
 Denise Mulleneaux, Resident  
 Vanessa Long, Resident  
 Lindsey Reese, Circuit Rider of Colorado  
 Sujata Trehan, Circuit Rider of Colorado

Agenda Item	Notes
<b>Call to order/agenda</b>	The meeting was called to order at 5:34pm. The Agenda was approved by acclamation acknowledging that items may be taken out of order.
<b>Updates</b>	<p><b>Meeting minutes review - approve November 1, 2021 meeting minutes</b>          Upon a motion by Director Spitzer, with a second by Director Firenczi the Board approved the minutes from November 1, 2021, 3-0, as presented</p> <p><b>Potential new board member update</b>          Director Spitzer gave the Board an update on potential new Board members. Management to follow up a potential board member as well.</p> <p><b>Quemoy entrance electrical outlet update</b>          Lindsey Reese gave the Board an update on the ongoing electrical outlet issue. Discussion followed. Previous electricians could not find an issue. Another electrician will be checking the outlet in the first week of February, a new breaker may be required. Management will follow up on this issue.</p>
<b>Online Payment System</b>	<p><b>Bill.com update</b>          Lindsey Reese gave the Board an update on the Bill.com transition. Board will now receive Claims via Bill.com. Director Harris to be added as account signatory. Discussion followed.</p> <p>Director Harris will post the upcoming Zego closing date on social media. Management will send another eblast via Wix to remind residents that the Zego accounts and autopay will be closing on 1/31/2022.</p> <p>ACH fees are not added to the residents bill on Bill.com. Discussion followed.</p>
<b>Community member annual meeting preparation</b>	<p><b>Set annual meeting date</b>          The Board agreed to hold the Annual meeting on Monday February 28th, 2022 at 5:30pm via Zoom. Director Harris to post on social media. Management will send eblast via Wix.</p> <p><b>Finalize the draft 2022 Budget and Agenda for distribution</b>          The Board reviewed and approved the 2022 Annual Meeting Agenda. The Board reviewed and approved the Draft 2022 Budget.</p>

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<p><b>Architectural Control Committee</b></p>	<p><b>Covenant Violations</b>          Vanessa Long, Resident, requested that the Board consider approving parking the food truck on the driveway. Discussion followed. The Board may discuss the issue in an Executive session, and Management will inform the resident regarding their decision.          Upon motion by Director Spitzer and seconded by Director Ferenczi, the Board voted 3-0 to start the Executive session at 6:55pm.          The Board voted to close the Executive session at 7:24pm.</p>
<p><b>Additional Board Member Items</b></p>	<p>Director Harris suggested that the EQH2 HOA Board meet with EQH1 and EQH3 Boards on an annual basis. Discussion followed.          Lindsey Reese gave the Board an update on the turf mite treatment. It was done in 2017 in the past. Discussion followed. Management will request Brightview Landscape to let HOA know if and when the water needs to be turned on.          The Board agreed to move forward with the Work Order as presented, for the Turf mite treatment.</p>
<p><b>Adjournment</b></p>	<p>The Board approved by acclamation to adjourn the meeting at <b>7:25pm</b>. The next Board meeting is scheduled for <b>Monday, February 28th 2022</b> via Zoom.</p>