

**PECOS PLACE CONDOMINIUMS
RECORD OF PROCEEDINGS – July 15, 2020**

The regular meeting of the Pecos Place Condominiums Board of Directors was held virtually through Google Hangouts, the following Directors were present as indicated:

President – Michael Ross	Present
Vice President – John Negomir	Present
Treasurer – Darrin Levy	Present
Secretary – George Blea	Absent

Also present was The Manager, Roger Mitchell CPM, CAM, representing Western States Property Services.

Call to Order

The meeting was called to order at 6:15 pm.

Homeowner Comments

- None at this time

Approval of Minutes

- The minutes of May were approved as submitted

Property Manager Report

The Managers Report contains items that will be discussed later in the meeting

Financial Reports Roger Mitchell presented the financial reports for April, noting:

- Operating account balance is \$35,550.33.
- Reserve account balance is \$240,928.39.
- Disbursements were \$6,312.04
- Delinquencies were \$395.00
- Year-to-date expenses are \$28,706.02 under budget. Note Insurance will be paid in August at \$ 27,657.03

Committee Reports

- None were presented.

Unfinished Business

- **Juniper Trimming Proposal** – After reviewing and discussing the proposal the Board approved it
- **Dead Plant Removal and Rock Refresh** – After reviewing and discussing the proposal the Board approved it

- **Behavior of Person in the 1740 Building** – A resident has indicated that he thinks a person that has been violating other rules is responsible for the breaking of the sidelight windows in that building but does not have any witnesses. After discussing the issues the Board decided that the incident needed more investigation and that as people witness this person breaking the rules the HOA will continue to fine the owner of the unit for his behavior.

New Business

- None at this time

Adjourn. There being no further business to consider, the meeting was declared adjourned at 7:00 pm. The next meeting will be on September 16, 2020 at 6:00 pm.