

**Artisan Plazas I HOA**  
**Minutes**  
**January 14, 2021**

The bi-monthly meeting of the Artisan Plazas I HOA was held on January 14, 2021 via a Zoom. Board members present were Patty Lowell, Kate Pena and Bill Barnes. Brian Reid represented Management and Maintenance, Inc. Homeowner Oscar Chavez was present.

Pattie Lowell called the meeting to order at 6:04 p.m.

Oscar asked about a reserve study. Brian stated the HOA had a reserve study and it was updated in 2020. Brian gave Oscar the website password to access the website documents.

Oscar asked about cement work for 2021. Brian will evaluate the cement in May 2021 and get bids for mud jacking, grinding edges and full replacement. Based on bids, the Board will decide what action to take at the July 2021 meeting, and the work will be done in late summer or early fall.

**Minutes**

Minutes from the September 2020 meeting were reviewed and approved – Barnes motioned; Pena seconded; vote was unanimous.

**Financial Statements**

Financial statements were reviewed. The Association ended December 2020 with \$163,730.80 in cash. The HOA ended the fiscal year with a surplus of \$4,982.57. The Association ended the year under budget by \$5,604.47. The Association collected \$50,000.00 in reserves for 2020 and spent \$49,932.70 on painting, sprinklers and mulch. The painting is completed for the next six years.

**Management Contract**

The Board reviewed the new management contract and asked several questions for clarification. Pena motioned to approve the contract; Barnes seconded; vote was unanimous.

**Covenant Change**

The Covenant change was reviewed. Brian stated the HOA had 60 days to get the votes back, and the ballots could be sent back by USPS or by email, so the issues everyone is experiencing with the post office should not be a hinderance. Brian suggested sending the documents out on January 25<sup>th</sup>; that way, the Board can discuss at the March meeting and make plans for contacting non-responsive owners after the meeting.

Kate would like to see the full packet before it is sent to the owners. Brian will get everything to the Board by January 20<sup>th</sup> or 21<sup>st</sup> before it is sent.

There being no further business, the meeting was adjourned at 6:36 pm.  
Respectfully submitted, Brian Reid, Managing Agent.