

Board of Directors Meeting Minutes
Tahitian Place Homeowners' Association, Inc.
Tuesday, November 14, 2023

Proof of notice

Notice posted at bulletin board

Establish Quorum

Bonnie, Darla, Jessica, Jake and Sue (Monarch Association Mgmt) are in attendance.

Call Meeting to Order

Meeting called to order at 6:51 pm.

Review Atty Meeting Notes of November 1, 2023

Discussed letter to release board from past decisions and actions with atty. Bonnie reviewed some notes: New management, reserves to be used for common areas; need to state that we're committed to following the bylaws and rules and regulations; Bonnie will present info to the attorney about trying to start fresh with our community and will send to the board for review before sending it to the attorney.

Approval of Meeting Minutes

Membership Meeting Minutes — May 20, 2023

Board of Directors Meeting — July 11, 2023

Board of Directors Meeting — August 8, 2023

Board of Directors Meeting — September 19, 2023

Motion to approve made by Bonnie; seconded by Jessica. Unanimously approved.

Notice of Resignation and Appt to Fill Vacancy

Carlton has resigned; therefore a position is available. Bonnie has suggested that Zoey Frey (Unit #) be a Director; Zoey Frey has agreed (but couldn't be at tonight's meeting.

Bonnie motioned for Zoey to be appointed to the Board; Jessica seconded.

Unanimously approved.

Bonnie motioned for Darla to be appointed to Vice President; Jessica seconded.

Unanimously approved.

Board Members Discussion and Update on Unit #1 Fine

From recent visit by Darla, Bonnie, and Jessica: the hole pin the water line will be fixed before the next meeting (Second Tuesday in December).

Workshop date to Update Tahitian Place Documents

Tuesday, January 9th, 2024 suggested. Bonnie stated that all board members read the rules and come prepared to create suggestions for changes.

- Roofs
- Number of Board Members — Minimum Three/Maximum Five
- Trees in Common Area will be the responsibility of the Association. Unit owners are responsible for trees on their property
- HO3 - Flood - Copy sent to Mgmt Annually with extra \$100 assessment in Januar
- Treasurer's Report
- Ability to lien for past due assessments and fines
- Contact Ashley (Unit 2) to join Fining Committee

Brief Open Discussion

Monarch will provide a monthly newsletter to residents. Darla has agreed to hand them out.

New Business / Next Agenda

Changing the landscape company
Budget and Financials for 2024
Repair front Light Posts
Erosion issue and back patio un-level issues
Recycling pickup
Fence replacement for garbage area

Adjournment

Motion to adjourn at 8:15 p by Bonnie, seconded by Jessica. Unanimously approved.