

TAHITIAN PLACE BOARD OF DIRECTORS

MEETING MINUTES

JANUARY 20, 2026

Establish Proof of Notice

Notice posted at the bulletin board.

Establish a Quorum

Bonnie, Michelle, Darla, Jessica, Jake, and Carrie Schranz (LCAM) from Monarch.
One unit owner also in attendance online.

Call Meeting to Order

Meeting called to order at 7:07 pm.

Approval of Minutes

- December 15, 2025: Bonnie and Michelle had issues meeting minutes. Jake made corrections. With those changes accepted, Michelle motioned to approve and Jessica seconded.

Old Business

- Dumpster Gate Quotes and Decision: With Bid from Bay Area Fence Factory, Inc. reviewed, Bonnie will meet with the company. Jessica motioned to approve funding to complete the repair with a budget of \$2100. Michelle seconded. Funding approved.
- Tree Quotes and Decision: PISC says they can't do the tree trimming because they can't get someone to climb. Sweet gum tree behind unit 39 is not dead, as determined by an arborist. Bonnie proposes to have Dave Swingle trim the palm behind #18. Michelle motioned to move forward with the work. Jake seconded. Work is approved.
- Erosion Quote and Discussion: Bonnie and Sue met with an erosion company. They looked at the whole bank. Recommendation was to remove the pipes tied to gutters — erosion company can put this in his bid — and gutters need to be re-routed to the front. Erosion company will get quote to Bonnie; she'll send these out for the Board to review at the next meeting. Jessica will ask Greenleaf Roofing for bids to remove the gutters on each unit. Carrie will talk to Sue about getting a quote for re-routing the gutters. Owners will need to give approval for work done to their units.

New Business

- 2026/27 Proposed Budget: Per Bonnie, we are about \$3000 better than last budget. Bonnie proposes to keep our maintenance fees the same for now. Trash cost went up by \$1000. Carrie will ask Sue to address shopping for Liability Insurance. Carrie sent an updated budget that corrects the budget line items.

Anything to come before the Board.

- Nothing.

Adjournment

Michelle motioned, Jessica seconded. Motion passed unanimously. Meeting adjourned at 8:05 p.m.