

TAHITIAN PLACE BOARD OF DIRECTORS

MEETING MINUTES

JULY 13, 2026

Establish Proof of Notice

Notice posted at the bulletin board.

Establish a Quorum

Bonnie, Darla, Michelle, Marc, Toni, Jake, Elizabeth, and Sue from Monarch. One unit owner also in attendance.

Call Meeting to Order

Meeting called to order at 7:09 pm.

Old Business

- Financials: Sue will review habitual late payers.
- Approval of last meeting's minutes: Darla makes a motion; Michelle seconded. Passed unanimously.
- Erosion Issue: Marc is working on this and talking to different Engineers. Issue is with water taking away soil at the bottom of the hill. Price to fix could be \$100k to \$200k, but Marc a new plan to review from a recent meeting conducted w/ another Engineer. He'll email the board with that information.
- Carport gutters have been cleaned, per Sue. Three carports are in very bad condition.
- Request for copy of owners' insurance policies: Sue sent new letters to unit owners.
- Roof Replacements Update (outstanding): Three units have responded to reminder letters send by Sue.
- Water Leak Inspection Status: Marc went out to test each unit. There is no leak.
- Fence behind unit 1 is repaired.

Anything to come before the Board.

- Monarch leaders will be out of the office on 08/28/26 through 09/08/26.

Adjournment

Michelle motioned, Bonnie seconded. Motion passed unanimously. Meeting adjourned at 7:34 p.m.