

Special Board Meeting Minutes
2/12/2024

CALL TO ORDER AT 7:35 P.M.: Brian Dennis

MEMBERS PRESENT: Brian Dennis, President; Tracy Petruska-Brumley, Treasurer; Linda Carullo, Secretary; Liz Arizpe, Director; Darrell Hotler, Operations Manager; Dave Carullo, Finance Director

ABSENT: De’Juan McDuell, Director;

PURPOSE: This meeting was called to welcome Liz Arizpe as our newest Board member and fill officer roles of the Board. Additional business was also discussed.

BOARD OF DIRECTORS’ VACANCY

- I. On January 17, 2024, Mona Loomis submitted a letter to the Board resigning as Board president and member of committees, leaving a vacancy on the Board.

Brian Dennis, the Vice President at the time of Mona’s resignation, became President of the Board of Directors according to our Bylaws.

Bylaws, Article IX, Section 8, Duties, states, “- the Vice President shall act in the place and stead of the president in the event of his/her absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of him/her by the Board.”

- II. Vacant officer position on the Board of Directors

- A. Liz Arizpe was nominated in a special Board meeting and has agreed to fill the vacancy of Director on the Board for the unexpired term of her predecessor according to our Bylaws (current date through October 2024).

Bylaws, Article IX, Section 6, Vacancies, states, “Any vacancy occurring in the Board of Directors, regardless of the manner in which caused, may be filled by the affirmative vote of a majority of the remaining directors, though less than a quorum of the Board of Directors, unless otherwise provided by law. A director elected to fill a vacancy shall be elected for the unexpired term of his/her predecessor in office and until his/her successor is elected and qualified.”

- B. There was discussion over who would fill the office of Vice-president. It was unanimously decided that Liz Arizpe would serve as Vice-president.

- C. Officers are as follows:

- a. President – Brian Dennis
- b. Vice-president – Liz Arizpe
- c. Treasurer – Tracy Petruska-Brumley
- d. Secretary – Linda Carullo
- e. Directory – De’Juan McDuell

OPERATIONS MANAGER'S REPORT – Darrell Hotler

- I. Lawncare – Darrell gave a lawncare proposal to the Board to review.
- II. Citations
 - a. Pet waste citation was mailed for numerous amounts of pet waste left on Aster.
 - b. Citation was issued for Christmas decorations to be removed. The homeowner is in the process of taking them down.
 - c. On-street parking is still taking place on Columbine. A letter will be sent to the Condo owners regarding the Rules & Regulations for on-street parking and redirect them to use the parking pads.

OLD BUSINESS – Linda

The Neighborhood Improvement Grant has a deadline of March 1st to submit our application. We will request a grant for our mailbox project and a grant for improving the appearance and functionality of the west berm. The Community Engagement Department would consider a grant for up to 49% of the cost of the projects. Darrell will provide quotes for Linda to submit along with the application for the grants.

ADJOURNMENT – Brian moved to adjourn; Tracy seconded. The meeting adjourned at 9:10 p.m.