

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

February 16, 2021 @ 6:05 p.m.

Location: Google Meet Video Conference

Owners advised to email management to gain entry to meeting.

Board Members:

Les Ratliff	President	Present
Jayne Foote	Secretary/Treasurer	Present
Lorrie Mount	Director	Present
Bryan Johnson	Director	Present
Lynn Petronsky	Director	Absent

Management: Joan Phillips, P&G Association Management, Community Manager
Madeline Labrada, P&G Association Management, Community Assistant

Call to Order & Establishment of Quorum-

Meeting was called to order at 6:08 pm. Quorum was met.

Approval of Minutes –

December 15, 2020-Les Ratliff reviewed the minutes. Lorrie Mount motioned to approve the minutes as read. Bryan Johnson 2nd. All in favor.

Homeowner Forum –

Homeowner asked what was on the agenda as she never received. Management reviewed new business items. Homeowner wanted to discuss the landscape contract, she wanted to know if it was fair. Les Ratliff stated that contact has not changed in price this year and he believes Chicago Landscape is doing a good job. Homeowner had no further comments.

Review of the Financial Report -

November & December 2020- Bryan Johnson asked about notes Joan had on the financials and if the end of year ending with more spent than what was budgeted will affect HOA assessments increasing. Joan Phillips stated that the deficit comes from Legal fees incurred from 2020 and will not cause any increase in dues as the community is well funded.

Unfinished Business -

None

New Business -

- a). Discussion and Review for Chicago Landscaping Contract- Contract was discussed during the Homeowner Form. Board had no additional comments. Les Ratliff motioned to approve Chicago Landscape contract. Bryan Johnson 2nd. All in favor.
- b). Discussion and Review for P&G Association Management Contract- Joan Phillips stated that contact has not changed. Bryan Johnson motioned to keep the contact as is. Lorrie Mount 2nd. All in favor.

c.) Discussion and Consideration for Additional Plants along Newport- Bryan Johnson wanted to know why the price was different from Racetrack to Newport. Les Ratliff stated it was due to Newport being a longer street than Racetrack. Bryan brought up concerns about the types of trees that will be planted and discussed issues with resident's dogs and how it will affect the plants. Les Ratliff motioned to accept estimate of \$1,400.00 if the board approved the type of plants that will go in before work is started. Bryan Johnson 2nd. All in favor.

Homeowner Forum –
None

Schedule Next Meeting-

April 20, 2021 - 6:00 Open – 7:00 Open

Adjourn-

Bryan Johnson motioned to adjourn meeting at 6:40 pm. Les Ratliff 2nd. All in favor.

Accepted By

Date