

**DANA BY THE SEA
HOMEOWNERS ASSOCIATION
HOMEOWNERS ANNUAL MEETING
September 25, 2020, 5:00 p.m.**

Via Zoom and Poolside opening of ballots

1. Welcome by President Duane Wysocki.
2. Roll call. Duane Wysocki, President; Mike Nason, Board VP; Dominic Manna, Board VP; Valerie Linane, Board VP; Eileen Teichert, Board Secretary. Homeowners: Don Linane, Sam Stokes, Anne Stokes, Mike Hart, Ron Sobel, Marcheta Busch, Sara Mirhoseni, Sue Mamer, Tracy Engel, Kathy Wysocki, Brian and Shannon Shaw (proxy), Pamela Watson (proxy). Others: Karen Busch. Quorum established.
3. Proof of Notice of Meeting – Emailed and posted notice on 9/1/20 established by President Wysocki .
4. Reading of Annual Meeting minutes of August 24, 2019 waived and approved as written.
5. Inspector of Elections. Motion approved to elect Karen Busch as inspector of elections.
6. Election of Board of Directors. Inspector of Elections Karen Busch publicly opened ballots poolside and announced the tally of votes as follows:
Valerie Linane—12; Dominic Manna—17; Mike Nason—12; Eileen Teichert—12; Duane Wysocki—12
7. Report of Officers
 - a. President—Roof replacement work completed on Alta Vista by 5 Star Roofing except for a couple of skylights on back order and will be replaced. The roof has passed inspections by the City. 5 Star Roofing and GAF material manufacture will be sending their 20 year warranty paperwork in the coming days. Roofing work to commence on Granada June, 2021.
 - b. Treasurer—Roofing special assessment approved by more than 85% of Homeowners vote in May/June, 2020. Assessment amounts are as in the attached and payable no later than June, 2021.
8. Committee reports
 - a. Finance - Annual Budget Report as attached. Our current 2020 Fiscal year budget is \$92,543.00 and our Proposed 2021 fiscal year budget is \$91,888. Thus the formula used to calculate our monthly assessment creates the following: Alta Vista monthly assessments will decrease, Granada assessments increase by \$7/month and unit B \$1/ month.
 - b. Architectural Committee - approved applications by Manna, Jund, Shaw, Mamer and Alford. Applications for approval of Alta Vista walkway color and advisory signage in Alta Vista lobby are pending.
 - c. Building Maintenance - Carasso Construction continues performing monthly maintenance projects.
 - d. Landscape - Granada landscape project completed by Soto Landscape. Minor landscape work done in alley next to Stokes unit, pool area and behind Mirhoseni unit.
 - e. Pool/Spa - Reminder for all homeowners that pool is for owner and tenant use only during pandemic. Pool heater will be turned off sometime in Oct/Nov and turned back on in Mar 2021. Some tile and cement work needs to be done.
9. Unfinished business. None.
10. New business. Sam Stokes suggested an HOA attorney be hired to determine if DBTS HOA is in compliance with the law and offered to pay for such attorney work.
11. Next Annual Meeting August, 2021.
12. Meeting adjourned 5:48 p.m.