1. Call to Order and Welcome at 1:10 p.m. — D. Wysocki
2. Roll call establishing quorum–D. Wysocki, President; V. Linane, V.P. ; E. Teichert, V.P./Board Sec. Homeowners: M. & D. Hart, K. Wysocki, D. Linane, R. Sobel, A. Stokes, B. Shaw, S. Mirhoseni, T. Engel. Proxies: D. Manna (Sobel), Wilson (Stokes), Pesterfield (Stokes), Nason (Wysocki)
3. Proof of notice of meeting by mail, email and posting established.
4. Reading of Minutes of the Sept. 25, 2020 Annual Homeowners meeting was waived and minutes approved.
5. Report of Officers
	1. President — Thank you and recognition of the passing of homeowners Earle Alford and Marqueta Busch.
	2. Treasurer — All roof assessments were paid; re-roofing completed.
6. Report of committees
	1. Finance — Annual budget report handout presented by D. Wysocki reflecting a 6.5% increase in annual budget and assessments.
	2. Architectural review — A third member is needed and interested applicants should contact the Board for appointment.
	3. Building Maintenance — Various overhead pipe leaks in the Alta Vista garage repaired at expense of homeowner for pipes serving their unit, and at expense of the HOA for pipes serving multiple units, in accordance with the HOA lawyer’s legal opinion. Carasso construction continues to perform monthly maintenance.
	4. Landscape—Re-landscape of Granada completed within budget
	5. Pool/Spa—R. Sobel reported on pool and spa lights, emergency shut off valves, and pump replacements.
7. Motion made and approved appointing A. Stokes as Inspector of Elections.
8. Inspector of Elections opened ballots and announced the election of the following Board of Directors: M. Hart, V. Linane, M. Nason, E. Teichert and D. Wysocki.
9. Unfinished business—a. Alta Vista walkway—R. Sobel and D. Linane will present board with a plan and costs to fix the Alta Vista walkway that is agreeable to Alta Vista residents. b. Insurance—Motion approved to increase HOA Farmer’s insurance policy deductible from $1,000 to $5,000.
10. New business — Discussed spacing of pickets on balconies, glass panels, other alternatives.
11. Next annual homeowners meeting set for Saturday, Sept. 10, 2022, at a time TBD in the pool area.
12. Meeting adjourned at 2:30 p.m.