

**Agenda and Minutes MSCC #644
Friday, January 14th, 2021
11 pm Virtual Call**

**Hazel Lanes
Board of Directors' Meeting**

Attendees: Jim Wagner (LW), Vince Anthony (VA), Brendan Dempsey (BD), Lynne Finn (LF)

Regrets: Angie Difruscia

Agenda

1. Approval of Minutes
 - a. July 2021
 - b. October 2021
 - c. AGM 2021

Motion to approve minutes of July, October and AGM. JW, seconded by BD, so moved.

2. Review and Next Steps Huntington Contract: Vince

Discussion with regard to Huntington contract; good conversation with Phil Nagle, and analysis from Vince supports renewal.

Motion to approve renewal of Huntington Contract, JW seconded by LF, so moved.

3. Monthly Fee Increase Discussion and Next Steps: Vince

At AGM, discussion with regard to nominal fee increase, and consider annually to avoid further assessments. Vince will draft an email advising homeowners that we will increase fees \$20.00/month, effective March 1st, 2022.

Jim is suggesting we increase contribution to Reserve Fund.

Motion to approve fee increase as noted above, JW, seconded by LF, so moved.

4. Budget Initiation: Jim

Jim stated that the budget is reflective of doing some of the maintenance items that we did not do last year. Noted above: slight increase to the Reserve Fund.

Questions:

When do we usually have the budgets finalized and approved? We normally approve in December but we have had issues with late items (expenses) being posted which have negatively impacted our forecast.

Motion to approve 2022 Budget, with ability to amend as we move forward, LF, seconded by BD, so moved.

5. High level scheduling for meetings and AGM

We need the FS for the AGM, and given we had the last AGM is September, we will target early / mid June 2022 for our next AGM.

Meeting Schedule: Maybe target end of April once we have more financial information to determine progress on the budget, any items that have come up through the community.

6. High Level Goals for 2022: Vince

Insurance: Ongoing concern with regard to increasing costs. Ongoing need to have homeowners hold personal household insurance that covers doors/windows for breakage. The industry is seeing increasing costs and the Board will continue to investigate ways to minimize costs and exposure.

Maintenance of Relevant documents: Need to update our website, increase security

Rules and Regulations: Opportunity to review the standards and review those that are not current, or are too restrictive. Suggestion that we convene a sub-committee to discuss, review, and provide recommendations.

Call from owner with regard to signage: Speed, location of units, private residences.

Items for thought and review only at this time.

Tentative date for next meeting: Thursday, April 28th, 11 am

Meeting adjourned 11:42 am

Minutes taken by Lynne Finn

