

**FLINTRIDGE VILLAGE CONDOMINIUM HOMEOWNERS  
ASSOCIATION Minutes of the Annual Meeting  
October 28, 2020**

The annual meeting of the Flintridge Village Condominium Homeowners Association was called to order at 6:30pm, October 28, 2020 by Chairperson Kelly Chin.

**Minutes**

The Board meeting minutes from the last annual meeting on October 23, 2019 were approved.

**Introduction of current Board Members**

Kelly Chin introduced each member of the Board including Elaine Davis, Chris Antonetti, Nancy Giammatteo, Cari Garrigus, Chris Springer, and Marilyn Steele.

**Manager's Report**

Aaron presented a brief report, notably recognizing the Board for the outstanding work they have done to make headway on important projects during this difficult time.

**Financial Report**

Assistant Treasurer Chris Antonetti presented a motion to approve rolling over unused funds at the end of 2020 from the operating account into reserves per IRS requirements. The Board approved this motion. The 2020 budget and major expenses including gutter cleaning and nutria trapping were reviewed. Dues will remain the same for the third year in a row, but will increase the following year. Chris encouraged owners to participate in the monthly finance committee meetings and thanked owners who have participated thus far.

**Chairperson's Report**

Chairperson Kelly Chin reviewed the main projects that have been completed this year, including updated roofing and painting. The renewed Comcast contract and its benefits were discussed. The main upcoming project will be the remodel of the Clubhouse bathrooms. Kelly expressed his appreciation to the BMC team for their hard work and continued support.

**Board Member Elections**

There were five open Board positions this year and two applicants, including Kelly Chin and Chris Springer. Both Kelly and Chris were re-elected for three year terms on the Board. The issue of receiving notifications and emails from the Flintridge office and BMC was discussed, as well as solutions to resolve these complaints.

**Adjournment**

Before the meeting was adjourned, Patti brought up an issue which she had observed: her neighbor's residence has gutters which are continually overflowing with leaves. The Board discussed solutions and next steps to address this issue.

There being no further business, the meeting adjourned at 7:15pm.

*Respectfully Submitted,*

*Anna Covey, BMC*