

**OASIS VILLA RESORT HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES**

Tuesday, June 6, 2023

10:00 AM

Directors in attendance: Lauris Bateman, Shannon Krutz (virtual), Bill Clifford,
Kathy Dodds and Michal Smyth

Management in attendance: Duane Rohrbaugh, April Molitoris

Guests in attendance: Numerous home owners as evidenced by roll call

Called to Order

Lauris Bateman called the meeting to order at 10:00 AM. A quorum was established with all board members in attendance.

Open Forum- Agenda Items

No comments concerning agenda items were brought forward:

A motion was made requesting that an emergency agenda item to update check signers be added to the agenda and will be included in New Business

K. Dodds (motion), B. Clifford (second), motion passed unanimously.

Secretary's Report

Approval of Minutes

A motion was made and seconded approving the minutes for the board meeting held March 27, 2023.

B. Clifford (motion), K. Dodd (second), motion passed with Director Clifford abstaining.

A motion was made and seconded approving the minutes, as amended for the special board meeting held May 24, 2023.

B. Clifford (motion), K. Dodds (second), motion passed unanimously.

The Board has agreed to follow and compare other association insurance increases as policies renew and to review our specific coverages before renewal next year.

Disclosure of Executive Session

For executive session for meeting held on June 6, 2023.

- Delinquency Review
- Contacts

Treasurers Report

Ratification of monthly financial review approval

A motion was made and seconded that the Board ratifies that a Board sub-committee has received and reviewed the Association financial statements for the months of February, 2023 through April, 2023, independent of a board meeting and in conformance with Civil Code §5500.

K. Dodds (motion), B. Clifford (second), motion passed unanimously.

Review of April, 2023 financial statements

Unaudited 2023 financials through April, 2023, as presented to the board, are attached to the minutes.

Reserve Transfers

Ratification of approval for reserve fund transfers.

A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on March 30, 2023, in the amount of \$16,168.13 for the following

<i>Patten Enterprises</i>	<i>wireless access system</i>	<i>\$ 1,200.00</i>
<i>PWLC</i>	<i>repair irrigation</i>	<i>512.63</i>
<i>KAPS, Inc</i>	<i>repair Pool 2 heater</i>	<i>4,200.00</i>
<i>KAPS, Inc</i>	<i>replace Spa 1 pump</i>	<i>2,400.00</i>
<i>PWLC</i>	<i>Unit 94 irrigation repair</i>	<i>420.00</i>
<i>JC Building</i>	<i>Install & repair Pool 5 fencing</i>	<i>1,065.50</i>
<i>JC Building</i>	<i>Unit 155 concrete repair</i>	<i>1,473.50</i>
<i>JC Building</i>	<i>Unit 151 concrete repair</i>	<i>3,646.50</i>
<i>JC Building</i>	<i>Unit 151 garage concrete repair</i>	<i>1,250.00</i>

K. Dodds (motion), B. Clifford (second), motion passed unanimously.

A motion was made and seconded ratifying the approval, made by K. Dodds and S. Krutz, for a reserve fund transfer made on April 25, 2023, in the amount of \$5,630.32 for the following:

<i>KAPS, Inc</i>	<i>replace Pool 6 heater</i>	<i>\$ 4,200.00</i>
<i>Patton Enterprises</i>	<i>move & reinstall resident lane</i>	
	<i>access reader</i>	<i>150.00</i>
<i>PWLC</i>	<i>Unit 92 tree planting</i>	<i>270.00</i>
<i>JC Building</i>	<i>extend keypad bracket</i>	<i>275.00</i>
<i>PWLC</i>	<i>repair irrigation mainline</i>	<i>309.00</i>
<i>PWLC</i>	<i>Unit 72 & 73 irrigation repair</i>	<i>426.62</i>

B. Clifford (motion), M. Smyth (second), motion passed unanimously.

A motion was made and seconded ratifying the approval, made by K. Dodds and S. Krutz, for a reserve fund transfer made on May 15, 2023, in the amount of \$13,195.22 for the following:

<i>The Patio Place</i>	<i>replace 8 umbrellas</i>	<i>\$ 3,172.16</i>
<i>PWLC</i>	<i>Unit 65 tree removal</i>	<i>390.00</i>
<i>KAPS, Inc.</i>	<i>Replace cracked pool filter</i>	<i>2,100.00</i>
<i>PWLC</i>	<i>Unit 145 tree removal</i>	<i>625.00</i>
<i>Association Reserves</i>	<i>annual reserve study</i>	<i>2,110.00</i>
<i>PWLC</i>	<i>Unit 133 irrigation repair</i>	<i>370.00</i>
<i>JC Building</i>	<i>Unit 145 concrete repairs</i>	<i>4,428.06</i>

K. Dodds (motion), B. Clifford (second), motion passed unanimously.

A motion was made and seconded ratifying the approval, made by K. Dodds and L. Bateman, for a reserve fund transfer made on May 26, 2023, in the amount of \$17,694.34 for the following

<i>JC Building</i>	<i>heater repair at Pool 6</i>	<i>\$ 260.00</i>
<i>JC Building</i>	<i>Unit 148 concrete project</i>	<i>2,384.34</i>
<i>JC Building</i>	<i>Unit 96 drainage</i>	<i>2,700.00</i>
<i>Southwest Plumbing</i>	<i>hydro jetting Unit 33</i>	<i>2,050.00</i>
<i>Southwest Plumbing</i>	<i>plumbing svc call for Unit 33</i>	<i>1,075.00</i>
<i>JC Building</i>	<i>irrigation repair</i>	<i>650.00</i>
<i>JC Building</i>	<i>irrigation repair</i>	<i>975.00</i>
<i>Southwest Plumbing</i>	<i>main sewer line repair</i>	<i>6,250.00</i>
<i>JC Building</i>	<i>irrigation leak Unit 177</i>	<i>1,350.00</i>

B. Clifford (motion), K. Dodds (second), motion passed unanimously.

Resolution

A motion was made approving a resolution identifying Lauris Bateman, Shannon Krutz, Kathryn Dodds and John Kehoe as check signers on the operating account, without requiring a second signature.

B. Clifford (motion), K. Dodds (second), motion passed unanimously.

A copy of the full resolution is attached to the minutes.

Management Report

The management report is attached to the minutes

Upcoming Projects

Based upon approval, the following projects are scheduled for completion in the coming months.

Project Description	Vendor	Proposal Amount	Budgeted (Y/N)	Budget Category
Unit 119 Concrete	JC Builders	4,050.00	N	6372- Concrete
Unit 97 Walkway Drainage	JC Builders	3,200.00	N	6372- Concrete
Removal of two Pilasters no longer in use	JC Builders	350.00	Y	6611-Fencing/Walls/Gates
Hedge Trimming by Units 155-160	PWLC	288.00	Y	6404- Landscape & Irrigation
Pool Furniture	Tropitone	1,264.00	N	6335-Pool Furniture
	Total	9,152.00		

A motion was made and seconded to approve installing a rain gutter, rather than approving the requested concrete work, above the patio of Unit 119, with the result that most of the rain water would be diverted away from the patio area, for an amount not to exceed \$1,000.

B. Clifford (motion), K. Dodds (second), motion passed unanimously.

*A motion was made and seconded approving JC Building to repair Unit 97 walkway drainage for an amount of \$3,200, subject to a location inspection of a French drain.
K. Dodds (motion), B. Clifford (second), motion passed with Director Bateman abstaining.*

*A motion was made and seconded to approve the request made by Unit 94 for JC Building to remove two pilasters, which are no longer in use, for an amount of \$350.00.
B. Clifford (motion), M. Smyth (second), motion passed unanimously.*

*A motion was made and seconded to approve PWLC to trim hedge near Unit 155-160 for an amount of \$268.00
K. Dodds (motion), B. Clifford (second), motion passed unanimously.*

*A motion was made and seconded to approve an additional amount not to exceed \$1,500 for pool furniture due to the increased cost of product and shipping.
K. Dodds (motion), B. Clifford (second), motion passed unanimously.*

*A motion was made approving PWLC to clean up the exterior perimeter along Highway 111, to include rubbish removal, cut back weeds and trim trees, for an amount of \$1,000.
B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

Architectural Committee Report

See attached report.

*A motion was made and seconded approving the Architectural Committee report.
K. Dodds (motion), B. Clifford (second), passed unanimously.*

Continuing Business

Adoption of new Rules & Regulations

The Board received no written comments addressing changes made to the Rule Change for Visitor Entry and it now reads as follows:

"In an effort to provide additional security to our community, the callbox at the visitor's lane has been upgraded. Homeowners are able to have a unique 3-digit code assigned to them which, when given to guests and vendor, provides property access. If the number is not provided to the guest in advance of the visit, the guest is able to scroll through the alphabetical list of owners to locate the 3-digit code which then places a call to the homeowners' designated phone number. Owner can approve entry by dialing 9 on either cell phone or land line. This feature is also available for long-term renters. Effective June 1, 2023, the front desk will no longer be opening the gate for visitors and guests of privately owned homes."

A callbox ID form is available on the owner website and in the Oasis Clubhouse the front desk. Once this form is completed and submitted to management, the information will be entered into the callbox system. "

*A motion was made and seconded adopting the Rule Change for Visitor Entry as presented.
K. Dodds (motion), B. Clifford (second), motion passed unanimously.*

*A motion was made and approved to simplify the gate signage by indicate the inside lane as "Private Residents" and the outside to read "All Others"
K. Dodds (motion), B. Clifford (second), motion passed unanimously.*

This rule change will be distributed to owners and can be found on the website.

Based upon an owner's written comment, the Rule Change for Replacement of Air Conditioners was amended, with the change highlighted, and now reads as follows

Prior to the replacement of a rooftop air conditioning unit, an owner must complete and submit the following documents to the Architectural Committee.

- Request for Architectural Change form
- Construction Notification form

Approval from the Architectural Committee must be received prior to commencement of work.

Upon completion of installation, a final inspection must be completed by the contractor with the most recent roof warranty.

Upon completion of installation, a final inspection, to be paid by owner, must be completed by the roofing company providing the most recent roofing warranty.

Note: Replacement of the air conditioning unit will require permitting of the electrical work that is involved in the replacement.

A motion was made to table approving this addition to the Rules and Regulations until the September meeting.

B. Clifford (motion), K. Dodds (second), motion passed unanimously.

Asphalt Slurry

Our roadways are due for a complete replacement of the asphalt. The roadways are in such poor condition that if a slurry is done this summer, as planned, the cracks will reappear within months if not weeks. The board discussed delaying the slurry project, saving the funds for a complete asphalt replacement in coming years.

A motion was made and seconded to rescind the motion, made at the March 25, 2023, which approved the asphalt slurry.

B. Clifford (motion), K. Dodds (second), motion passed unanimously.

New Business

Resolution

A motion was made and seconded to adopt the following updated resolution concerning check signing from the operations account with an effective date of June 6, 2023.

K. Dodds (motion), B. Clifford (second), motion passed unanimously

The undersigned, being all of the Directors of Oasis Villa Resort Homeowners Association, a California homeowners association (the "Association"), acting pursuant to the Bylaws of the Association, and the laws of the State of California, does hereby take, confirm, consent, ratify and approve the following actions:

WHEREAS, Section 9.7 of the Bylaws of the Association requires that any check or other negotiable instrument issued by the Association shall be signed by any of the following two officers: the president, the chief financial officer and the secretary; and

WHEREAS, the Board has determined that requiring two signatures on checks unnecessarily complicates the efficient operation of the Association and that it is sufficient for checks to be

signed by any one person who shall been authorized by the Board to sign checks on behalf of the Association; and

WHEREAS, the Board has determined that the signature of either Lauris Bateman, Shannon Krutz, Kathryn Dodds, or in the case of an emergency, the signature of John Kehoe (CFO for Vacation Internationale, Inc.) should be sufficient for the Association to issue a check or other negotiable instrument from the operating account;

NOW, THEREFORE, the Board of Directors of the Association resolves and hereby approves the issuance of checks on the Association operating bank account signed by either Lauris Bateman, Shannon Krutz, Kathryn Dodds, or John Kehoe individually and without the need for a second signature.

Open Forum

The following comments were brought forward:

- Owners of Unit 145 expressed appreciation for doing the concrete work.
- Update of governing documents
- Spectrum update
- Using weed cloth rather than spraying

Adjournment

A motion was made and seconded to adjourn the meeting at 11:50 AM.

B. Clifford (motion), K. Dodds (second), motion passed unanimously.

I hereby certify, as the Secretary of the above-named Association, that the foregoing minutes were approved as the minutes of the Oasis Villa Resort Homeowners Association Board Meeting held on June 6, 2023.



Bill Clifford, Secretary



Date

HOA-Oasis Villa
Balance Sheet
For the Four Months Ending April 30, 2023

ASSETS

Current Assets		
Bank of America	\$30,194.36	
Reserve Account	\$1,121,651.56	
Accounts Receivable, Dues	\$6,219.26	
Due (to) from Reserves	\$53,751.30	
Allowance for Doubtful Accounts	<u>(\$1,154.00)</u>	
Total Current Assets		<u>1,210,662.48</u>
Other Assets		
Prepaid Expenses	<u>\$45,300.51</u>	
Total Other Assets		<u>45,300.51</u>
TOTAL ASSETS		<u><u>1,255,962.99</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$42,444.49	
Prepaid Dues	\$23,186.30	
Due to (from) Reserves	<u>\$53,751.30</u>	
Total Current Liabilities		<u>119,382.09</u>
Total Liabilities		<u>119,382.09</u>
Capital		
Reserves	\$1,186,391.11	
Retained Earnings	(\$2,308.91)	
Net Income	<u>(\$47,501.30)</u>	
Total Capital		<u>1,136,580.90</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,255,962.99</u></u>

HOA-Oasis Villa
Income Statement
For the Four Months Ending April 30, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$107,399.15	\$107,400.00	\$429,596.60	\$429,600.00	(\$3.40)	\$1,288,795.00
Interest Income	9.22	12.00	36.78	48.00	(11.22)	144.00
Late Charge Income	53.43	0.00	329.01	0.00	329.01	0.00
Contribution from VI	1,654.00	1,654.00	6,616.00	6,616.00	0.00	19,848.00
Total Operating Revenue	109,115.80	109,066.00	436,578.39	436,264.00	314.39	1,308,787.00
OPERATING EXPENSES						
Payroll & Insurance						
Contract Svc. Common Area	0.00	0.00	141.00	0.00	(141.00)	0.00
Workers Comp-Landscaping	526.83	25.00	2,107.32	100.00	(2,007.32)	300.00
Total Payroll & Ins Exp	526.83	25.00	2,248.32	100.00	(2,148.32)	300.00
General & Administrative						
Management Fee	1,850.00	1,850.00	7,400.00	7,400.00	0.00	22,200.00
Bank Fees	3.00	0.00	106.80	0.00	(106.80)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	4,800.00	5,600.00	800.00	16,900.00
Professional Fees, Acctg	2,800.00	1,700.00	4,123.21	4,500.00	376.79	6,400.00
License/Inspection Fees	0.00	0.00	0.00	700.00	700.00	7,800.00
Miscellaneous	0.00	50.00	263.81	200.00	(63.81)	600.00
Legal Expenses	750.00	700.00	750.00	2,800.00	2,050.00	13,700.00
Contract Security	2,000.00	2,000.00	8,000.00	8,000.00	0.00	24,000.00
Insurance-Prop & Liability	14,626.26	16,500.00	57,716.51	66,000.00	8,283.49	210,000.00
Insurance Claims	(3,100.00)	0.00	(3,100.00)	0.00	3,100.00	0.00
Insurance-Dir & Officers	304.26	171.00	1,184.07	684.00	(500.07)	2,284.00
Total General & Admin Exp	20,433.52	24,371.00	81,244.40	95,884.00	14,639.60	303,884.00
Repairs & Maintenance						
Contract Pest Control	856.00	167.00	933.00	668.00	(265.00)	2,000.00
Pool & Jacuzzi Supplies	0.00	400.00	3,056.01	1,600.00	(1,456.01)	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	30,000.00	30,000.00	0.00	90,000.00
Contract Fire Extinguisher	0.00	0.00	1,021.01	1,000.00	(21.01)	1,000.00
Repair/Maint-Driveways/Rds	0.00	100.00	0.00	400.00	400.00	1,200.00
Repair/Maint-Buildings	0.00	100.00	135.00	400.00	265.00	1,200.00
Repair/Maint-Pipes/Sprinkler	880.91	850.00	17,285.77	3,400.00	(13,885.77)	10,200.00
Repair/Maint-Pool/Spa	2,355.83	1,000.00	2,840.83	4,000.00	1,159.17	12,000.00
Supplies-Exterior Lights	0.00	250.00	1,166.74	1,000.00	(166.74)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	0.00	340.00	340.00	1,020.00
Contract Svc.-Landscaping	28,211.00	28,000.00	112,844.00	112,000.00	(844.00)	336,000.00
Landscape Supplies	0.00	400.00	201.81	1,600.00	1,398.19	4,800.00
Total Repairs & Maint Exp	39,803.74	38,852.00	169,484.17	156,408.00	(13,076.17)	467,220.00
Utilities						
Cable	5,957.39	5,200.00	23,554.04	20,800.00	(2,754.04)	62,400.00
Electricity	8,548.93	10,820.00	36,234.46	44,188.00	7,953.54	127,901.00
Garbage	4,469.02	4,800.00	20,871.59	19,200.00	(1,671.59)	57,600.00
Gas	15,221.42	14,196.00	124,683.19	81,315.00	(43,368.19)	137,836.00
Sewer/Water	7,181.23	11,074.67	25,760.92	32,234.38	6,473.46	131,646.00
Total Utilities	41,377.99	46,090.67	231,104.20	197,737.38	(33,366.82)	517,383.00
Total Operating Expenses	102,142.08	109,338.67	484,081.09	450,129.38	(33,951.71)	1,288,787.00
OPERATING SURPLUS (DEFICIT)						
	6,973.72	(272.67)	(47,502.70)	(13,865.38)	(33,637.32)	20,000.00

HOA-Oasis Villa
Income Statement
For the Four Months Ending April 30, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
RESERVE REVENUE						
Reserve Contribution Income	22,000.35	22,000.00	88,001.40	88,000.00	1.40	264,000.00
W/D from Reserves	15,879.56	0.00	46,018.81	302,100.00	(256,081.19)	302,100.00
Total Reserve Revenue	37,879.91	22,000.00	134,020.21	390,100.00	(256,079.79)	566,100.00
RESERVE EXPENSES						
Contribution to Reserves	22,000.00	22,000.00	88,000.00	88,000.00	0.00	264,000.00
Access System	0.00	0.00	1,475.00	0.00	(1,475.00)	0.00
Pool & Spa	0.00	0.00	0.00	90,600.00	90,600.00	90,600.00
Pool Area Fencing and Gates	4,200.00	0.00	14,800.00	0.00	(14,800.00)	0.00
Pool Furniture	3,172.16	0.00	3,172.16	18,000.00	14,827.84	18,000.00
Pool Heaters	260.00	0.00	260.00	0.00	(260.00)	0.00
Asphalt & Concrete	6,812.40	0.00	6,812.40	49,000.00	42,187.60	49,000.00
Landscape & Irrigation	1,015.00	0.00	1,015.00	39,500.00	38,485.00	39,500.00
Electrical	0.00	0.00	2,406.00	0.00	(2,406.00)	0.00
Reserve Study	150.00	0.00	150.00	0.00	(150.00)	0.00
Beams-Dumpster Areas	0.00	0.00	10,240.00	0.00	(10,240.00)	0.00
Beams-Bus Stop	0.00	0.00	2,500.00	0.00	(2,500.00)	0.00
Lake Motors	270.00	0.00	1,938.25	0.00	(1,938.25)	0.00
Fences, Gates, Walls	0.00	0.00	0.00	70,000.00	70,000.00	70,000.00
Domestic Water	0.00	0.00	1,250.00	35,000.00	33,750.00	35,000.00
Total Reserve Expenses	37,879.56	22,000.00	134,018.81	390,100.00	256,081.19	566,100.00
RESERVE SURPLUS (DEFICIT)	0.35	0.00	1.40	0.00	1.40	0.00
NET SURPLUS (DEFICIT)	6,974.07	(272.67)	(47,501.30)	(13,865.38)	(33,635.92)	20,000.00

**RESOLUTION OF THE BOARD OF DIRECTORS
FOR OASIS VILLA RESORT HOMEOWNERS ASSOCIATION
REGARDING MANNER FOR ISSUING ASSOCIATION CHECKS**

The undersigned, being all of the Directors of Oasis Villa Resort Homeowners Association, a California homeowners association (the "Association"), acting pursuant to the Bylaws of the Association, and the laws of the State of California, does hereby take, confirm, consent, ratify and approve the following actions:

WHEREAS, Section 9.7 of the Bylaws of the Association requires that any check or other negotiable instrument issued by the Association shall be signed by any of the following two officers: the president, the chief financial officer and the secretary; and

WHEREAS, the Board has determined that requiring two signatures on checks unnecessarily complicates the efficient operation of the Association and that it is sufficient for checks to be signed by any one person who shall be authorized by the Board to sign checks on behalf of the Association; and

WHEREAS, the Board has determined that the signature of either Lauris Bateman, Shannon Krutz, Kathryn Dodds, or in the case of an emergency, the signature of John Kehoe (CFO for Vacation Internationale, Inc.) should be sufficient for the Association to issue a check or other negotiable instrument from the operating account;

NOW, THEREFORE, the Board of Directors of the Association resolves and hereby approves the issuance of checks on the Association operating bank account signed by either Lauris Bateman, Shannon Krutz, Kathryn Dodds, or John Kehoe individually and without the need for a second signature.

This Resolution was adopted by the Association's Board of Directors on June 6, 2023 and is effective as of that date.

Lauris Bateman

Shannon Krutz

Kathryn Dodds

John Kehoe



Board of Directors Meeting

June 6, 2023

**Oasis Villa Homeowners Association
Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred with the Master Association since the March 27, 2023 meeting. This report was prepared on 5/10/2023.

Dewey Pest Control began adding bait to the sewer lines in April.

KAP's installed a new heater at pool 5 and replaced a cracked pool filter at pool 6

PWLC replaced a dead lemon tree between pool 6 and 7 and a lemon tree at unit 92 that was blown down during a high wind event. Completed irrigation repair at unit 133. They also removed a large tree and root system in the back patio of unit 145 that was causing a trip hazard and rainwater to accumulate.

Installed the pool handrail covers in April

Patton Door and Gate extended the keycard reader at the resident lane to provide reachable access

JC Builders replaced a sump pump on E. Palm Canyon and provided maintenance to clean the debris from recent storms. They also provided emergency service repair to the backflow by unit 145

Respectively Submitted,

Duane Rohrbaugh
General Manager

Architectural Committee Report

June 6, 2023

Since the last meeting on March 27, 2023 the Committee received three requests:

Unit 96: Owner requested a color tint to board approved concrete in courtyard. The Baja Red color will match the existing tile in the courtyard as well as the tile being replaced for safety reasons. Outside the courtyard fence the color of the replacement concrete will remain the same as the existing walkway.

Motion to approve the tinting of the concrete with owner to be responsible for any additional expense incurred due to the tinting.

T. Wicks (motion), B. Taylor (second), approved unanimously.

Unit 119: The patio slants toward the sliding door and in heavy rains, the resulting puddle renders patio useless due to puddle depth and threatens to breach door and enter until. The deck needs to be slanted away from the unit to allow drainage away from the unit. A sample video was submitted.

The committee is referring this project to the Board of Directors and will be added to the board meeting scheduled for June 6, 2023. The committee suggests that some alternative solutions may be available such as a drain place just outside the door or possible installation of rain gutters.

Unit 158: This unit is in escrow and they are seeking approval to keep their pony wall patio gate and retractable screen door. The gate was installed by a prior owner. Management took the two photos and included is the site plan.

Gate

A motion was made and seconded to approve existing gate at unit 158.

T. Hofferber (motion), S. Rosenbloom (second), approved unanimously.

Retractable Screen door

A motion was made and seconded to approve upon the condition that the door be painted the color of the building.

S. Rosenbloom (motion), T. Hofferber (second), approved unanimously.