

UNAPPROVED MINUTES UNTIL APPROVED AT THE MARCH 24, 2021 BOARD OF DIRECTORS MEETING

**The Boulevard at Harris Ranch Inc.,
Homeowners Association
Board of Directors Meeting
January 27, 2021 ▪ 4:00 pm**

Minutes

1. Call to Order 4:00 pm.

Board Members Present. Frank Stein, Guy Ausmus.

2. Minutes: Board reviewed the October 14, 2020 minutes. **Motion:** Motion was made to approve the minutes as presented. (Ausmus; Stein; passed.)
3. Financials: November 2020.
 - Review up to date Financials, November 2020. **Motion:** Motion was made to approve November 2020 financials as presented. (Stein; Ausmus; passed.)
 - Review current Collections. Management reviewed the collections report and discussed collections process and agreement. Management presented Collins Law as an option for collections Attorneys. **Motion:** Motion was made to approve the collections agreement, and have Collins law handle collections for the Boulevard HOA. (Stein; Ausmus; passed.)
4. Old Business:
 - Reserve Analysis: Management updated the board regarding the Reserve Analysis. The walkthrough inspection has been completed, and the board is waiting for the draft study from NorthStar Reserves.
5. New Business:
 - Collections Agreement: Discussion and motion was made prior.
 - Appointment of DRC Chair. Responsibilities of the Design Review is to review all exterior changes and Landscape changes. **Motion:** Motion was made to appoint Frank Stein. (Ausmus; Stein; passed.)
 - ACC Request was presented. **Motion:** Motion was made to approve the presented DRC Request was made. (Ausmus; Stein; passed.)
5. Date of Next Meeting:

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- March 31, 2021 (4:00 PM) TBD
- May 26, 2021 (4:00 PM) TBD
- July 28, 2021 (4:00 PM) TBD
- September 22, 2021(4:00 PM) TBD
- October 27, 2021 (4:00 PM) TBD
- 2021 Annual Meeting. 1st quarter decision on date and time will be made when venues are open that will accommodate an annual meeting.

6. Adjournment

- Meeting was adjourned at 4:35 PM. **Motion:** Motion was made to adjourn. (Ausmus; Stein; Passed.)

These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of The Boulevard at Harris Ranch Subdivision.

Guy Ausmus

Guy Ausmus, Secretary

The Boulevard at Harris Ranch Subdivision 1

Date