

**PATTERSON VILLAGE SQUARE CONDOMINIUM ASSOCIATION**  
**SPECIAL MEETING OF THE BOARD OF DIRECTORS MINUTES**

**Monday, November 15, 2021**

**LOCATION: Virtual Meeting**

**Call To Order.** Meeting was called to order at 2:05 p.m.

**Members in Attendance:** Susan Waterhouse, Lynn Thompson, and Christine Sartoris, Community Association Manager.

**Approval of Previous Minutes – February 17, 2021.** With no objections, Minutes were approved.

**Financial September 2021 posted on portal for Board Review.** No questions. No discussion.

**Old Business**

- **Gutters** – rebid gutter replacement and repair- Juan’s, All Star, and Krueger.
- **Sign Policy** –finalize the allocation / reallocation guide and post for member comment before final adoption by the Board. Use Annual meeting as deadline for comment period.
- **Reserve Study** – Board requests 2 additional bids.
- **Added – Irrigation zone valve** – Still not found. Request pricing from WD Yards to rerun piping to get water to areas on the northern section.

**Old Business**

- **Review of 2022 Budget** – Board reviewed 2022 Budget. The Board recommended a 6 to 8% increase based on increasing costs of contraction services and materials. Asked Christine to run numbers for an approximate 6 ½ percent increase. Will approve via email vote after they review the numbers.
- **Annual Meeting** – Date set to December 15, at 7:00 p.m. to be held virtually. Venue by zoom. Agenda reviewed and set. Responsibility Chart requires 67% of entire membership to approve.
- **Request for Striping of Loading Zone** -- Board determined more information is needed from City regarding purpose of area in question.

**Adjourn.** With no further business to discuss, the meeting adjourned at 3:15 p.m.