

**Promenade at Spectrum
Board of Directors Meeting
June 4, 2020
Video Conference - 5:00 PM**

AGENDA

EXECUTIVE SESSION

- I. CALL TO ORDER - 6:00 pm
- II. WLH Taylor Morrison Warranty Representative
 - a. Expansion Joints
 - b. Extension of Downspouts
 - c. Potential Construction Defects List

REGULAR SESSION

- I. CALL TO ORDER
- II. HOMEOWNER FORUM – Limited to 20 Minutes
- III. APPROVAL OF MEETING MINTUES
 - a. May 7, 2020 Regular Session Meeting Minutes
- IV. FINANCIAL REPORT
 - a. May 2020 Financial Reports
 - b. Delinquency Report [from Ciceron]
- V. MANAGEMENT REPORTS
 - a. Action Item List – See Next Page
 - b. Violation Report – Homeowner Letters
 - c. Work Order Report – What’s in Progress
 - d. Project Reports – Painting, Landscaping, Lighting, Garage Doors, etc.
 - e. Nighttime Patrol Monitoring Reports
 - f. California-Sub Meters Reports
- VI. UNFINISHED BUSINESS
 - a. Landscape Enhancements Rebate Status
 - b. Fire Watch 5 year Certification Repair Status
- VII. NEW BUSINESS
 - a. Lighting Update/ Building J
 - b. Fire Monitoring Service Proposals [Bay Alarm, COSCO]
- VIII. HOMEOWNER CORRESPONDENCE
- IX. NEXT MEETING – August 6, 2020 at 6:00 pm at Howerton Offices
- X. ADJOURMENT

ACTION ITEMS

1. Promenade 2 Items
 1. Expansion Joints
 2. Extension of Downspouts
 3. Potential Construction Defects List
 4. Construction Defect Attorney
2. Website
 1. Content
 2. Access
 3. When Does it go Live
3. Pest Control
 1. Bait Stations Replacement – issue resolved 2/17/2020
4. Fire Monitoring
 1. 5-Year Certification for Promenade 1 (outstanding)
 2. 5-Year Certification for Promenade 2 (need to schedule)
5. Financials
 1. Budget
 2. Moving Matured/Near Mature CD-TD Ameritrade
 3. What Bank are we Using - Consolidating Accounts