

**Promenade at Spectrum
Board of Directors Meeting
May 7, 2020
Video Conference - 6:00 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. March 5, 2020 Regular Session Meeting Minutes
- IV. FINANCIAL REPORT
 - a. March/ April 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
 - b. Discontinuing Horizon Service
 - c. Fire Monitoring Service Proposals [Bay Alarm, COSCO]
 - d. Landings and Stair Painting Proposals @ Promenade 2
- VIII. HOMEOWNER CORRESPONDENCE
- IX. NEXT MEETING – June 11, 2020 at 6:00 pm at Howerton Offices
- X. ADJOURMENT

ACTION ITEMS

1. Garage Doors
 1. Review latest installs during walkthrough
2. Promenade 2 Items
 1. Expansion Joints
 2. Extension of Downspouts
 3. Potential Construction Defects List
 4. Construction Defect Attorney
3. Website
 1. Content
 2. Access
 3. When Does it go Live
4. Pest Control
 1. Bait Stations Replacement – issue resolved 2/17/2020
5. Fire Monitoring
 1. 5-Year Certification for Promenade 1 (outstanding)
 2. 5-Year Certification for Promenade 2 (need to schedule)
6. Financials
 1. Budget
 2. Moving Matured/Near Mature CD
 3. What Bank are we Using - Consolidating Accounts
7. Plan on How/When to Address Outstanding Action Item List from December/January Walkthroughs