

SRRE Water Co. Board of Director's Meeting  
12/7/21

Meeting Minutes

1) Call to Order

The meeting was called to order at 8:05 AM on 12/7/21.

2) Establishment of Quorum

Roll call was taken, and a quorum was present for an official meeting.

-Tracy Currie

-Doug D'Apuzzo

-Joe Knox

-Tom Hein, Peak Property

3) Review and approval of previous BOD's meeting minutes

-None approved.

4) Reports of Officers and Committees

-No reports given.

5) Old Business

1. Mike Guerrieri delinquency issue
2. Update on Roscoe Conveyance Agreement
3. Annual Meeting agenda and date discussion

6) New Business

1. Settlement, Conveyance, and Transfer Agreement Updates  
-The SRRE HOA and Fox Trott agreements for transferring infrastructure assets over to the SRRE Water Co. Tracy Currie proposed and motioned to authorize Huckstep to clean up the redline notes and have the agreements sent over to SRRE HOA and Fox Trott HOA. Joe Knox seconded the motion, all were in favor, and the motion was approved. Tracy Currie then motioned moving forward with having the SRRE HOA and Fox Trott HOA sign agreement, Doug D'Apuzzo seconded the motion, all were in favor, and the motion was approved. Tracy Currie to reach out to the Fox Trott owners to share agreement with them and find out who will sign.
2. Mike Guerrieri update  
-Mike G. has not responded nor has signed the transfer agreement, and the Board thought he would not sign before the annual shareholder meeting. Doug D'Apuzzo restated his offer to continue to pay Roscoe's portion of fees for Guerrieri until he signs. Board discussed possibility of Guerrieri not signing or paying fees and won't hear from him until he's ready for water and wants to tap into system. Board to discuss options regarding Guerrieri debt with a CPA and Doug D'Apuzzo paying/advancing money for Guerrieri debt. Doug D'Apuzzo will reach out to Mike G. via email one last time. Board discussed maybe reaching out to Mike's brother.
3. Legal Fees, Budgets, Shareholder meeting

-Board discussed allocating Huckstep legal fees between the general legal fees account and the water system readiness account. Board needs to finalize budget and assessment amount for shareholder meeting.

4. Other Business

-Update on new property manager. Doug D'Apuzzo speaking with Toad and needs to send them a list of required management services.

-Agenda for next meeting

1. motion for assessment
2. 2022 Budget
3. first draft of meeting packet
4. decide on meeting date

7) Schedule for next meeting-12/20/21 at 11 AM.

8) Adjournment

-The meeting was adjourned at 8:57 AM.