

**San Simeon Phase 1 Residents' Association, Inc.**  
**Minutes of the Board Meeting**  
**January 31, 2024, 6:00PM**

**1. Roll Call/Establish a Quorum: John called the meeting to order 6:00pm**

President	John Nychis	-	Present
Vice President	Barry Smith	-	Present
Secretary	Val Leclerc	-	Present
Treasurer	Arlene Creeden	-	Present
Director	Eddie McMillen	-	Present
Quorum present? Yes			

**2. Certification of Quorum for voting- 118 ballots submitted, yes, can proceed with counting** (number of votes/proxy's needed for election= 219 units divided by 20%= 44) .  
**One owner from household needs to sign-in on the official sign-in sheet.**

**3. 2023 Annual meeting minutes:** James read Feb 2023 annual meeting minutes. Arlene made a motion to approve the minutes. Seconded by Barry and motion carried.

**4. Treasurers Report**

**6. New Business:**

- Election committee: Sharon Clark, Trentini Fay, Donna, Kevin volunteered. Val made a motion and seconded.
- Carry Over votes: 88 approved
- New Board for Two years: John Nychis and Barry Smith

Barry made a motion to adjourn the meeting. Seconded by Arlene. Motion carried.

Meeting adjourned at 8:02pm.

**San Simeon Phase 1 Residents' Association, Inc.**  
**Minutes of the Organizational Board Meeting after Election**  
**January 31, 2024 at the San Simeon Clubhouse**

**Roll Call/Establish a Quorum/Call to Order: at 8:14 p.m.**

**John Nychis, Deena Guillet, Chris Luizzi, Val Leclerc, Barry Smith and Deena Guillet were present**

Quorum present? Yes

Others Present: James Ro, CAM, Sun Vast Properties, Inc.

The Board members discussed official positions. **Motion:**

A motion was made by Barry to nominate John for President, seconded by Deena. Motion carried

A motion was made by Chris to nominate Barry for Secretary, seconded by Deena. Motion carried

A motion was made by Barry to nominate Val for Vice President, seconded by Deena. Motion carried

A motion was made by Val to nominate Deena as Treasurer, seconded by Barry. Motion carried

**Rental and Purchase application Committee: Val volunteered**

**ARC Committee: Chris volunteered**

**Gate programming: Val / Arlene volunteered**

**Motion to Adjourn was made by Deena at 9:00 p.m., seconded by Val. Motion passed unanimously.**

Respectfully submitted by:

James Ro

San Simeon Board Secretary