

**San Simeon Phase 1 Residents' Association, Inc.**  
**Minutes of the Board Meeting**  
**November 30, 2022, 6:00PM**

**1. Roll Call/Establish a Quorum: John called the meeting to order 6:01pm: Meeting notice was posted and also sent to the owners**

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

Sunvast Properties, Inc. James Ro

**2. Disposal of Unapproved Minutes: Motion:** A motion was made by Val to approve the minutes for 11-2-2022 Final Budget meeting, seconded by Barry. **Motion passed unanimously.**

3. Old Business:

-Paint color: Eddie made a motion to accept paint color. Seconded by Val. Motion carried.

Main body color: Sherwin William: 208-1CA, Mesa Tumbleweed

Trim: Sherwin William: 2008-10B, Desert Fortress

4. New Business:

-2023 Budget. Eddie made a motion to approve 2023 budget. Seconded by Barry. Motion carried.

<b>Levitt Homes</b>	<b>Monthly Assessment</b>	<b>351.24</b>
<b>Horton Homes</b>	<b>Monthly Assessment</b>	<b>282.10</b>

- Financial Review: The Board and owner agreed not to do the financial review for 2022 due to high HOA dues. May consider to do it next year

5. Adjournment: Val made a motion to adjourn the meeting and seconded by Barry. Meeting adjourned at 7:48pm