



**STHA BOARD OF DIRECTORS  
MEETING MINUTES**

**DATE:** July 26, 2024  
**PLACE:** Zoom Digital Meeting  
**PRESENT:** Ron Brooks, President  
John Barreda, Secretary/Treasurer  
Jeff Johnson, Vice President  
Sandra K. Denton, General Manager  
Lisa Cox, Staff  
Michael Dei, Staff  
Troy Goodell, Staff  
Cyndi Hernandez, Staff  
Dana Ippoliti, Staff  
Doug McGee, Staff

R. Brooks called the meeting to order at 9:02 a.m.

**A MOTION WAS MADE** to call the meeting to order and accept the agenda. (On motions duly made, seconded and carried, the motion was passed.)

All present were welcomed. There were no residents viewing the meeting.

OWNER INPUT TIME

Owner Input Time was opened at 9:03 a.m. No residents had sent anything prior to the meeting. There was no one viewing the meeting and, therefore, no additional requests to provide input.

ADMINISTRATIVE & ROUTINE MATTERS

- Ratified Electronic Decision to Approve Minutes from April 25, 2024, STHA Board of Directors Meeting.
- Ratified Electronic Decision to Authorize S. Denton to Bind 2024-2025 Insurance Policies.
- Ratified Electronic Decision to Authorize S. Denton to Bind Carry-Over Insurance.

CONSENT AGENDA

- Acknowledged Advance Receipt of Board Package.
- Engaged Ralph & Ralph to Perform Final Audit.

**A MOTION WAS MADE** to approve the consent agenda. (On motions duly made, seconded and carried, the motion was passed)

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ACTION ITEMS

- Financial Reports
  - i. Reviewed Preliminary June 30, 2024, Financial Reports-M. Dei presented the reports and answered Board questions.
  - ii. Reviewed 2024 2<sup>nd</sup> Quarter Financial Projection-M. Dei summarized the projection, stating that it is based on the timing of the dissolution, so only a partial year as compared to the budget for the full year, and answered Board questions.
  - iii. Update on Collections-M. Dei stated that STHA was 77.98% collected for 2024.
  - iv. Accepted 2023 STHA Audit.

A MOTION WAS MADE to accept the preliminary June 30, 2024, financial statements. (On motions duly made, seconded and carried, the motion was passed)

- Dissolution Matters-S. Denton discussed dissolution matters including the transfer of all STHA funds to SCA-Sienna Townhomes; receivables related to the dissolution and the timing of the final actions related to the dissolution.
- Authorized S. Denton to Engage the Following Service Providers:
  - i. None
- Discussed/Adopted Policies:
  - i. None.
- Other Action Items-There were no other action items to discuss.

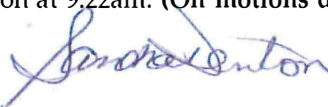
NEW BUSINESS

- Other New Business-There was none.

UPDATES

- STHA Unit Maintenance-The Board received the report showing details on maintenance done on each STHA property.
- Other Updates-There were none.

A MOTION WAS MADE to adjourn the Regular Session at 9:22am. (On motions duly made, seconded and carried, the motion was passed)

Prepared by:   
Sandra K. Denton, General Manager

Approved <sup>electronically on</sup> at the August 14 2024 <sup>by</sup> meeting of the Board of Directors.

Approved by:   
John Barreda,  
Secretary