

**Annandale Townhouse Association, Inc.
Board of Directors
Minutes of Special Executive Meeting
August 26, 2021
28700 Conejo View Drive, Agoura Hills, CA 91301**

- I. CALL TO ORDER
 - A. President Jenni Campbell called the meeting to order at 6:08 p.m.
- II. ROLL CALL
 - A. BOARD MEMBERS
 - Jenni Campbell (President)
 - Mo Danesh (Vice President)
 - Douglas Kruschen (Secretary)
 - Will Springer (Treasurer)
 - B. OTHERS PRESENT
 - Damon Jawitz, CMCA (The Management Trust)
- III. ASSOCIATION BUSINESS
 - A. CONTRACTS
 1. Jenni Campbell and Will Springer advised the criteria they used to vet Community Management firms interested in entering into a contract with the Association.
 2. Jenni and Will described their exhaustive search, discussed their "short list" of contenders, and discussed their final recommended course of action.
 3. Jenni and Will recommended the Board award the contract to The Management Trust.
 4. The Board briefly discussed the contract terms and general onboarding process with Damon Jawitz (by telephone) to understand what the next 90-days will entail.
 - B. LEGAL
 1. The Board discussed the Executive Committee's recommendation to terminate the Lordon Management contract.
 2. The Board discussed Jenni's discussions with general counsel, Jeff Beaumont and Pam Moore, regarding Lordon's contract breaches and inability to cure.
 - C. MOTION(S)
 1. Jenni moved to retain The Management Trust conditioned upon final contract review and approval by Jeff Beaumont with a start date of October 1, 2021, or November 1, 2021, depending on delivery of the final contract language. Will seconded the motion. Mo Danesh voted to approve. Douglas Kruschen recused himself and abstained from voting due to conflict with bidding vendors. The motion carried.
 2. Will moved to give Jenni authority to sign The Management Trust's contract following final legal review. Douglas seconded the motion. Mo voted to approve. The motion carried.

3. Mo moved to give Jenni authority to work with Jeff Beaumont to formally terminate the Lordon Management contract due to breach of contract following execution of The Management Trust's contract. Will seconded the motion. Douglas voted to approve. The motion carried.

IV. ADJOURNMENT

- A. President Jenni Campbell adjourned the meeting at 7:26 p.m.

V. NEXT MEETING DATE

The next Executive Meeting is scheduled for September 22, 2021, at 6:00 p.m.

These minutes were approved by the Board of Directors.



Douglas Kruschen, Secretary