

Regular Monthly Meeting – Executive Body 2018, December 9th Sunday – Corporate Minutes

Attending Officers: President – Mike Thomas, Vice President – Brian Bonebrake, Treasurer – Quinn Gregg, Secretary - Tom O’Donnell?

Members-at-Large: Norma Sollman, Patti Kanatzar, Paul Hinson, Debbie Mitchell

Attending Residents: Cheryl Edmondson, John & Karen Spottswood, Ashleigh & Kyle Dennison, Sarah Leibowitz, Louis Reale, Wayne Taylor, Lyndse McPheeters, Dwayne Dennison, Amy Bedolla

Call to Order: 7:00 pm

_Financial Updates –

Checking \$12,430, Money Market \$12,228, Assessment Checking \$58,445

(Moved \$10,000 from MM to Checking to cover end of year overage expense)

Current expense summary through end of July was reviewed, YTD expenses were at \$91,959

83 properties with outstanding balances (15 > \$1000; 23 of 2018 dues)

Little change in payment of the September 1st special assessment.

_2018 Year in Review –

We reviewed the previous year on the following topics and bullet items.

- Pool
 - Added pool parties (5 booked this year)
 - Guards were better than previous year (in general).
 - Look to still consider salt water option.
- Lawn Care
 - 10 pre-paid @615; 665/cut – 9 this year
- CPA
- Clubhouse
 - Rentals (16 regular, 5 pool; 2-3 more yet to come in 2018)
 - 2018 Repairs – ceiling leak, heater servicing, sewage pipe cleaning
- Special Assessment
- Bylaw/Covenant Changes
 - Second opinion in process.
 - May want to rewrite the whole documentation rather than amend.

_Officer Elections and Voting –

Discussion, nomination, and voting occurred for 3 executive board positions. Nominees were Mike Thomas, Norma Sollman, and Paul Hinson. The three nominees were unanimously voted in favor of

election. The existing executive board members met and voted Mike Thomas to retain the President position.

Discussion, nomination, and voting occurred for 1 board of director positions. The single nominee was John Spottswood. John was unanimously voted in favor of election.

Discussion, nomination, and voting occurred to permanently change the clubhouse rental fee to \$50 per day. After brief discussion, this passed with a unanimous vote.

_2019 Budget -

We reviewed the 2019 budget as put together by the executive board. The major change was to increase the water expense by \$5,000 due to an increase in the wastewater fees we saw this year. Overall, we are forecasted to lose around \$3,500 this year per budget if we adhere to our 92% collection rate for dues.

Meeting adjourned at 9:00pm.