

## November HOA Annual Meeting Minutes

Held on November 8, 2020

Those in attendance: Officers: President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell.

15 Board Members and Residents were also in attendance.

The meeting was called to order by President Mike Thomas at 7:04pm.

### Financial Update

- Checking Total: \$42,623
- MM Total: \$17,342
- Assessment Checking Total: \$49,088
- Expenses YTD: \$111,307 (includes \$59k pool renovation)
- Overall Receivables: 43 outstanding; 84% collection rate – no change from Oct.
- We will restart late fee accrual as of 2/1/2021
- The extra money that has come in is from homes selling in the neighborhood and any unpaid HOA dues must be paid before the home sale can be finalized.

### Covenants, Restrictions, and Bylaws Vote; quorum = 110

- Review 2020 budget & ramifications: We have saved enough money from the pool renovation this year that dues will not need to be raised until 2022.
- Review changes being made: The following items were reviewed to be voted on to update the Covenants, Restrictions, and Bylaws:
  - Revised the quorum and voting criteria to be consistent between the two documents.
  - Revised the special meeting criteria to be consistent between the two documents.
  - Replaced “developer” with “association” for clarity since the developer is no longer involved with the Association.
  - Added additional language on exterior appearance for what must be approved by the HOA.
  - Increased height of approved fences to 6 feet, except for chain link.
  - Revised to allow one (1) shed/outbuilding per property meeting certain size and material criteria.
  - Added section requiring registration of properties with the HOA that are being used as rentals.

The Motion was made by Jai Pate to Extend voting for 2 weeks if the quorum is not meant, to allow more residents to vote to pass the changes. (The major issues being voted on are fences and sheds.)

The motion was seconded by Karen Spottswood.

The motion was passed with no opposition.

Ballots will be counted after the meeting.

- Updated the late fee structure to use a monthly a flat fee with no interest. The late fee will be \$15.00 a month.
- Election of Officers
  - Open/expiring positions – 3 executive board members (Mike/Debbie/Paul); at least 1 board of directors needed
  - The following positions were voted on: President Mike Thomas, Secretary Debbie Mitchell, Board of Directors: Rick Head, John Spottswood, Executive Board Paul Hinson. The vote was taken and all were accepted, passing with no opposition.
- 2021 Budget Review
  - Review 2021 anticipated shortfall: The budget may be viewed in its entirety on the website.
- Pool
  - Pool renovation finishes are in progress. Northland Pool is still finishing up a few projects, then the cover can be put in place. Target date for completion: Thanksgiving.
  - Remaining payment on contract: \$24k; (\$109k paid so far)
- Lawn Care / Greenway
  - 16 cuts from Mar-Aug (not invoiced on Sept/Oct yet) We are on budget and will renew with Corey to do the mowing again next year.
  - Spillway cleanup – This project has been moved until Spring of 2021
- Clubhouse
  - Rentals YTD: no change; there have been very few rentals this year.
  - We need to call roofer back about the ceiling repair that does not seem to have worked and possibly someone to repair the interior ceiling. If there is anyone in the neighborhood that does this kind of repair work and would be willing to help with this repair, please contact an officer or board member.

Open Forum

- Trunk or treat – Lindsey Mrowinski reported that the Halloween Trunk or Treat went very well with 8 cars participating.
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- If anyone in the neighborhood would be willing to help work on aerators and clubhouse ceiling repair, please let an officer or board member know.
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- The Dumpster has been open since the last meeting for residents to use. PLEASE do not put brush and leaves in the dumpster!
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- Club Parking Lot: John Spottswood is getting bids to repair the huge hole in the parking lot close to the dumpster.
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- Lindsey Mrowinski said they are trying to plan something in the clubhouse parking lot for Christmas, watch for more information.

Adjourn Meeting: The motion was made by John Spottswood to adjourn the meeting. The motion was seconded by Lindsey Mrowinski. The Annual meeting was adjourned at 8:45pm.

Respectively Submitted,

Debbie Mitchell, Secretary