

## HOA Board Meeting Agenda 10-8-2020

Call to Order/Roll Call @ 7:03pm

Approval of Minutes from 2020-09-10

Officer Reports

- Treasurer - David Boring
  - Financial data from PMI is up through 8/31/2020
  - PMI reports 8 homes sold in 2020
  - We currently have operating funds of \$43,000 in our account
  - Resident dues > \$62,400 this year
  - Initiation fees \$6500 for the year
  - Administrative fees for the collection expenses for collecting
  - Utilities will be under budget.
  - Landscaping is over by > \$2300
  - Amenity Expenses are over.
  - Building Maintenance is under
  - We are projected to have a net positive \$21000
  - We still have about \$2700 in Accounts Receivable
- We will schedule a separate meeting for Budget Discussion within the next 3 weeks.

### Old Business

#### Reserve Study

- Discussion of the Reserve Study Findings
  - The Reserve Study will cost about \$1800
  - The long range needs are sobering.
  - We would need to budget \$33,000 annually to fund all items.
  - We need to raise Annual Dues (perhaps by \$50 each year) OR we could do "Special Assessments" for critical items. Tentatively scheduled for Thursday, 11/5/2020
  -

Painting club house exterior Estimate = \$2250 - Getting estimate to just paint the trim

Motion by Anna Doll; Seconded by Mike Britt

Discussion - The Reserve Study proposed that we not paint for several more years. But, we believe that we need to get GOOD paint on the surface to replace the cheap paint that the builder used.

The motion carried.

## Committee Reports

### **Safety Committee** - David

- having difficulty getting responses from Law Enforcement and

### **Pool Committee** - Mike

- The pool is now closed for 2020.
- Contacted Leon Kimball about pool furniture and padlock on gate.
- Should we even seek estimates for Key Card Pool Gate access????
- We will discuss in the upcoming Budget Meeting.

### **ARC** - Anna

- approval of Francesconi's request for back porch awning.
- A resident has complained (via email to Anna) that a neighbor has "an above-ground pool" in their backyard, which would be a violation of covenants. We believe that it is an inflatable pool.
- We will ask PMI to contact them. Suggested verbiage:

*We have received a report that you have an above ground pool in your yard, which is a violation of covenants. If that is not correct please ignore this request. If, on the other hand you do have above ground pool please promptly dismantle it.*

### **Social Committee** - Phyllis

- We have scaled back activities in the past 6 months due to COVID.
- The "traditional" Fall/Halloween event is cancelled.
- New neighbor packet – Social Committee working on it.

### **Landscaping Committee** - Phyllis

- She met with the Committee this week.
- Erosion / settling by retaining wall by pool. We will do that with volunteer labor.
- Sign / Monument at front entrance. The first item on the Reserve Study. We will get Bob Milano to give us an estimate for repair or replacement.
- Motion by Phyllis; seconded by Mike.
  - Seasonal Plants at the front entrance. Estimated \$60
  - Will begin to match foundational plants on the South side of the entrance to those already in place on the North side. Bob B \_\_\_\_\_ will do the work if we will pay for plants. Estimate \$100.00
- We must keep in mind that we have 18 acres of Common Areas to maintain.
- We need to have more of these acres with "natural / low upkeep" plants, etc.

- YOM - see below.

Fire pit repair – Mike - See Plan in Google Drive

- Motion by Anna; second by David
- Mike authorized to spend up to \$350
- Motion carried.

Signage for no Trespassing – signs ordered

## **New Business**

YOM – Carmen Stewart. Phyllis will contact her tomorrow. We will then send out a one page Congrats for YOM via email blast.

Announcements

Remarks/

Motion to Adjourn - David; seconded by Anna. Motion carried.