

HOA Board Meeting Minutes

February 9, 2023

Call to order/Roll Call @ 7:04 pm

- Board Members present: Phyllis, Judy, Melissa
- Other residents in attendance: none
- Motion to accept January 12, 2023, minutes made by Phyllis, second by Judy

Officer Reports

1. **President: Phyllis Moy**
 - a. 4540 Orchard Ridge Court: have collected funds from foreclosure proceeds.
 - b. Motion made to replace old blinds ones in club house made by Phyllis, second by Judy.
2. **Vice President: Judy Williams**
 - a. No updates
3. **Treasurer: Megan Hyde (absent)**
 - a. No updates
4. **Secretary: Melissa Boyle**
 - a. Newsletter review; added a neighborhood garage sale date and asked about spring sprucing date. Phyllis will check with Dean about spring sprucing date; possibly April 15? Will let Melissa know so newsletter can be published.

Committee Reports

1. **Architectural Review Committee (ARC) – Judy Williams**
 - a. No requests
 - b. Melissa will check with her neighbor to see if he would be willing to help on committee.
2. **Safety & Security Committee (SSC) – no committee chair**
 - a. No issues
 - b. Phyllis will check with her neighbor to see if he would be willing to help on committee.
3. **Pool/Clubhouse Committee (PCC) – Mike Britt**
 - a. Moving forward to switch to saltwater.
4. **Beautification/Landscaping Committee (BLC) – Dean Mills (?)**
 - a. Requested landscape co for an estimate to replace Leland Cypresses at the front.
5. **Social Committee – Megan/Andrew Hinton**
 - a. Winter event, December 17
 - i. Christmas Santa, truck rides, photo op, cookie decorating, cocoa. Had a good turnout.
 - b. Upcoming events: Spring/Summer
 - i. May 14: Pool opening; there will not be a soft opening this year
 - ii. August 3: Back to school

Old Business

1. **Newsletter out next week;** will include upcoming events, summer Yard of the Months, people parking in pool parking lot and going the wrong way on the circle.
2. **Wi-Fi update?** Phyllis will check status with Kandice (PMI)
3. Reduction in fines for 4465 Orchard Lake Dr. When check with Kandice, company has not paid back fines yet.

New Business

1. 4540 Orchard Ridge Court wants a lease approval. PMI has sent form to owner to complete.
2. Annual meeting will be 2/16 via Zoom @ 7 p.m. Kandice called in to discuss agenda:

- a. Kandice will introduce nominees, how election works, then nominees will have a few minutes to talk about themselves
 - b. Phyllis will talk about the budget and need to increase the contingency fund
 - c. Megan will give treasurer's report
3. Phyllis requested Kandice to give us a lease report and see if we can get copies of contracts so we know who is leasing the homes (issue of car lights on and nobody answering the door when neighbor knocked on the door; if had tenant info, then could contact them)
4. Newsletter options: would like to have 2/year with 2 – 3 email blasts/year
5. Need new board members – talk to neighbors; important to share responsibility
6. Melissa said looking at the website, several months of minutes were missing. Also, form for Yard of the Month nomination is out of date. Melissa will update and resubmit to David.

Announcements/Remarks

- Annual meeting is next week, Thursday, February 16 at 7. Kandice will send out an email blast reminder the day before.
- Next board meeting scheduled for Thursday, March 9, 2023
- Motion to adjourn made by Melissa, second by Judy, motion carried
- Adjourned at 8:05 pm