

HOA Board Meeting Minutes

January 18, 2024

Call to order/Roll Call @ 7:09 pm

- Board Members present: Melissa Boyle, Phyllis Moy, Eve Simpson, Judy Williams
- Residents in attendance: None
- Motion by Melissa to accept December 14, 2023, minutes. Seconded by Eve

Officer Reports

1. President: Phyllis Moy

- a. Erosion quotes
 - Quote received from Crabapple for \$3,336.63
 - Ernesto, who fixed the fence, has not submitted his quote
- b. Grass dam
 - Wesig Tree started 1/18 clearing trees around lake
- c. Fence
 - Phyllis talked with Terrapro
 - Terrapro will wait for insurance payment
 - Stain colors suggested were more red than what we wanted
 - Eve will ask for colors in brown tones; will vote when see what Terrapro sends
- d. Annual meeting will be Thursday, February 22 via Zoom
- e. Sling end caps have been ordered; Phyllis will check status
- f. Burned out lightbulbs in clubhouse have been replaced thanks to Tom Moy & Dennis Walczak
- g. Neighborhood power surges
 - Need to check the clubhouse/pool gate
 - Need to check electrical box; may need to flip the breaker

2. Vice President: Judy Williams

- a. No updates
- b. Question about Zoom meeting: PMI sends out paper and email documents
 - Phyllis said when ballots are returned, need to have 25% and that gives us the quorum

3. Treasurer: Eve Simpson

- a. Discrepancy from PMI charges
 - Paid themselves \$109 for postage and \$95 but doesn't have a line item charge. Kandice said it was coded incorrectly; has changed it to Howmeowner, Collection Fee.

4. Secretary: Melissa Boyle

- a. Melissa confirmed a newsletter can go out at the end of January
 - Phyllis will write something up; including reserve study update
 - Eve will also send something about ARC to be included; will include roofing signs and spring spruce up
- b. Parking tags
 - Have parking tags
 - Violations stickers will have a "label" on it citing Vehicle Amendment statement and email address
 - Phyllis suggested taking pictures of violation sticker and parking tags and put in newsletter

Committee Reports

1. **Architectural Review Committee (ARC) – Eve Simpson**
 - a. Recently approved requests:
 - None
 - b. Pending requests:
 - None
2. **Safety & Security Committee (SSC) – no committee chair**
 - a. No update
3. **Pool/Clubhouse Committee (PCC)**
 - a. Replacement caps and slides have been ordered
4. **Beautification/Landscaping Committee (BLC) – no committee chair**
 - a. Yard of the Month sign – Melissa will check into and have options for next meeting
 - b. Wreaths have been taken down
5. **Social Committee –Andrew Hinton**
 - a. Andrew was absent

New Business

1. Additional Erosion quotes to be presented at next meeting.
2. Annual meeting agenda will be discussed next meeting
 - a. Phyllis will make remarks
 - b. Candidates can introduce themselves
 - c. Kandice will take over the meeting to discuss the budget and take any questions
 - d. Eve asked since Phyllis is leaving, what kind of transition will there be

Announcements/Remarks

- Next board meeting scheduled for Thursday, February 15, 2024.
- Motion to adjourn made by Judy, second by Melissa
- Adjourned at 7:41 pm

Action Items

- **Phyllis**
 - Get another erosion fix quote
 - Give Eve Pat Stanley's contact information
 - Notes for newsletter to Melissa
- **Melissa**
 - Send December mins to Dave & Kandice
 - Have husband check clubhouse wifi
 - Research signs for YOM, dock, and around lake
 - Update calendar with Annual Meeting information and give to Kandice
 - Distribute hanging tags and violation stickers
- **Eve**
 - Follow-up with Kandice on insurance and out-of-pocket charges
- **Andrew**
 - Get Ernesto's quote and additional quotes for erosion issue