

Board of Directors Meeting Minutes
April 15, 2021
6:00 PM
Smith Residence – 7285 Forestgate Dr.

Greg Smith called the meeting to order at 6pm

Attendance: Greg Smith (President), Aaron Horn (Treasurer), Cameron Garner (MX), Brandon Zuercher (Board Member), and Pam McManus (Secretary) and Tim Cerniglia (President of Filing 3 HOA).

1. **Quorum:** A quorum was established.
2. **Approval of Minutes:** Motion made by Aaron and seconded by Cameron to approve the meeting notes from February 4, 2021. Motion passed unanimously.
3. **Member Forum:** No members present.
4. **Report/Actions of Committees:**
 - a. Finance: Financial reports were presented. Highlights include:
 - i. All dues were collected from members. Two were paid short by \$5, rebilling will be sent.
 - ii. Net income YTD is \$46,794 compared to the YTD budget of \$45,498. Net current assets are \$210,586.
 - iii. Interest earned for 2020 was \$1,142.
 - iv. With the collection of dues, days in cash is strong.
 - v. Reserve funds will be set aside for the mailboxes.
 - b. Compliance – Lot 50 fined \$500 last quarter and the fine has been paid. Aaron moved to fine lot 50 another \$500 for the quarter for continued non-compliance. Brandon seconded. Motion passed unanimously. Brandon will send out the notice. Lot 104, Brandon has sent out a warning letter regarding the compliance breach regarding parking violations. Brandon would like an email address to follow up. No further action.
 - c. Maintenance: Pond has some water, but it is not at needed level. Brandon will follow up with a pond expert on options. Landscaping contract was completed by Cameron. Contract includes mowing of the roundabouts as well as common grass areas.
 - d. ACC: new lot owner reached out requesting a height variance exception, Greg will refer them to the building guidelines. Discussion on how to connect information between the ACC and the BOD took place.
 - e. Communications: nothing to report.
 - f. Social/Education: nothing to report.
 - g. Government Affairs/Policies: nothing to report.

- h. Water Augmentation: The following lots did not turn in readings. Lots 7 (rented), 27, 34, 50, 102. Cameron will follow up on all except lot 7, which Pam will follow up. The next reading is scheduled for Oct 31, 2021.
- 5. **Votes outside of meeting:** None taken.
- 6. **Continuing Business:**
 - a. Pond trail – a letter was received from Steve Jacobs regarding the pond water, suggesting the HOA may need to complete pond repairs. Brandon will complete research on options.
 - b. Landscaping contract – Cameron has completed the contract.
 - c. Management Company: Brandon moved that Greg send out email to homeowners regarding hiring a management company to explain the process and need. Aaron seconded. Brandon will draft the email and it will be a summary of benefit for the community. Motion was approved unanimous. The Board will hear the 2nd Management proposal before considering which company and when.
- 7. **New Business:**
 - a. Annual meeting – through consensus, the board agreed to forego the annual meeting for 2020 due to COVID Pandemic and instead beginning planning the 2021 Annual meeting normally held in October.
 - b. Little London - Final lots are being sold and trails are being completed for around ~\$40K. A merger of boards would be considered in Fall 2021.
- 8. **Next meeting:** June 03, 2021, 6pm at the Smith residence.
- 9. **Adjournment:** With no further business, the meeting was adjourned at 8:00 pm.