

## HOA Board Meeting Minutes

1/23/25

Attendance: Tim Hall, Leslie Jennings, Kim Triplett, Megan Leigh, Peg Eidson, Baylee Teagarden

(absent Joan Vaughn, Judy Rauber, Ericka Drinkard)

Visitors: Richard Cornelius, Don Gifford, Teresa Reese

### Meeting Minutes:

- Megan was absent from December annual meeting and minutes were overlooked in getting taken.

### President Report:

- No president report.

### Financial Statements:

- Kim reviewed the following:
  - All bills have been paid
  - Liens that were outstanding have been released.
  - Lou (builder) has 5 lots left
  - Lot xx is the only remaining lot to not pay the assessment for the retaining wall.
  - Choice still has 4 vacant lots that need assessments and dues to be paid
- Monthly Expenditures:
  - Payment to Custom for services, check not cleared yet (\$3,447.53).
  - Payment to manager pending
  - Electric bill \$42.50 was paid
  - Lein release fees of \$42.00 were paid
- P&L and Balance Sheets:
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- Discussion was held on the money being held in the reserve account. This account is for future projects to help mitigate any future assessments or increases to dues. A discussion was held on moving this money to an account at Edward Jones (money market account) which would pay a higher interest rate, currently 5.39% on average. A motion to move the money was made by Peg and seconded by Baylee.

### Committee Reports:

- Architectural: no requests reported.
- Welcoming Committee: HOA information was shared with realtor on villa for sale. A lot was sold.
- Neighborhood outreach: no news.
- Front Entrance: An issue has been filed with the city on the curb damage due to the snow removal. Mulch for the flower bed area will be delivered in May.

- Website and Facebook: It was thought the website was fixed and working now however we learned that is not the case. We will continue to work on these issues with the provider. Until all is up and running as usual if anyone wishes to have copies of documents please have them email the manager email with their request.

#### Lot Owner Complaints

- As stated in committee reports, the website is still under repair but requests for documents can be made by emailing the manager with your requests until the website is fully functional again.
- Snow removal – issues have been addressed and resolved with the snow removal.

#### New Business

- Welcomed new members to the board.
- Reviewed D&R with new board members in attendance. Discussion was held on bylaws and ensuring that we are all aware of what the documents require of the board and that we are acting in line with those requirements.
- Discussion was held regarding having more members on the board than what the by-laws stated. Board members have not always been easy to get so the thought was that we welcomed more people if they were willing to participate.
- Discussed re-establishing goodwill with board members and residents.
- Garage sale date discussion was held. We are wanting to see when the city is doing the citywide clean up date however we have a tentative date of April 25 & 26<sup>th</sup> for the neighborhood garage sale. Once we hear about the citywide date we will adjust or confirm this date.
- The board set the meeting time and date for future meetings. We agreed we would meet at 6:30 pm on the third Tuesday of each month at Cinch Realty. We also agreed that we would email minutes out prior to the next meeting so they could be reviewed and approved prior to the next meeting.
- Lot owner number xx requested to have a copy of the last 3 years of financials. Manager will email these to owner.
- Discussion was held on new business being brought to the board. The consensus was that these items need to be presented to the board at least 3 days prior to the meeting so they can be put on the agenda. Items will be considered new business, and they will be discussed at the end of the meeting. Each item will get reserved a set amount of time.

Motion was made to adjourn by Leslie and seconded by Tim.