



Board of Directors Monthly Meeting Notes - Minutes – 09 May, 2022 (7 PM) via Zoom

1. Call to Order Meeting convened via Zoom at 7:02 pm by J. Kirby.

Board Members Present:

President- Jim Kirby

Vice President –

Treasurer - Walter Rader

Secretary - Mike Laborte

Member at Large- Angus McNeil

Others Present:

Welcoming – Bibi Laborte

Welcoming – Marianne Gustafuson

Welcoming – Teresa Mummert

Social Event – D. Victorio

Newsletter-

Others Present:

R. Claggett (106 MM)

Absent: Vice-President – K. McManus, Beautification –A. Nickol, Beautification- Carolina Bonin, ARC- J. Garrett, Arc-D. King, Newsletter – D. Pine, Web - Tari Weber

2. Homeowner Forum. N/A.

3. Secretary’s Report

I. April 2022 Board of Directors’ Minutes – Board approved (4-0).

4. Treasurer’s Report. (W. Rader) Status ...

I. Accounts/expenditures – Presented bills paid, bank deposits and financial balances as of April 2022.

II. Budget vs Actual (expense) Review. Compared financial plans to expenses.

III. Misc

- Assessment Collection Status. Only one (1) outstanding.

- Treasurer’s - PC needs replacement (6 years old), software still good.

- Reserve Funds (Vanguard)

1. Mutual Fund - market fall results in approx., \$7,000 reduction

2. Money Market - \$5,640 deposit for Lake Fountain replacement

5. Committee Reports

I. Welcoming (*B. Laborte*)

- 403 CH – renters Saden family welcomed.

- Tracking seven (7) properties expecting new residents.

II. Beautification (*A. Nickol*)

- Spring Planting planned for entrance areas in May.

- J. Kirby -- “Yard of the Month” is 404 CH – the Barnum family.

III. Social (*D. Victorio*).

- Successful Spring Extravaganza was held on 23 April for children.

1. Photos for webpage being reviewed.

- Preparation now underway for an Ice Cream social, 10 June.

IV. Newsletter (*D. Pine*). Next Newsletter is due out in May.

V. ARC (*J. Garrett*)

- Covenants Compliance – Volunteer team inspection pending.
- ARC Requests. One (1) 205 CH: Install shed – Approved 8 May.
- Pre-Sale Compliance Inspection. Two (2) - 311 WW: no issues, 106 Chris Slade Chase; no compliance concerns.
- Resale Disclosure Packages (L.Kirby). One (1) request received.

VI. Grounds

- Sprinkler system passed blowback test. Operational for season.
- Landscaping –Awaiting anticipated third bid on special playground mulch.
- Spring Community Day, 30 April 2022. A. McNeil led volunteers thinning and removing tree branches over park path near Chris Slade Chase entrance.
- Neighborhood “Yard Sale” was held on 7 May 2022. Low participation.
- Board motion to advertise in Newspaper at a cost of \$43 approved (4-0).
- Dominion Watchlights. Two lights acting up. President will contact Dominion.

VII. Lakes

- Kenny Lake
 - 1. Fountain inoperative, supply chain issues on replacement hardware.
- Wayne Lake
 - 1. Fountain and aerators fully repaired and operating normally.
- Fisher Lake
 - 1. All aerators working normally. Alligator weed treatment required.
- BMP.

VIII. Website (*T. Weber*) – Reviewed use statistics, previous meeting minutes posted.

6. Old Business. N/A.

7. New Business.

- a. Discussed possibility of HOA purchase of Zoom Pro Software license. Suspended pending test of secondary operator use of donated software.
- b. The Board went into Executive Session at 7:45 pm. Discussion of contract(s) options and costs.
- c. The Board returned to open session at 8:34 pm.
 - i. The Board (4-0) approved motion to remove preventive maintenance on Kenny & Wayne Lake equipment from 2022 lake maintenance contract.
 - ii. The Board (4-0) approved motion to suspend property management negotiations pending homeowners-wide open discussion.

8. Date Confirmation

- a. Next Board meeting is Monday, June 13th, 2021 - 7 PM, Board Meeting, via Zoom.

9. Meeting Adjournment. Meeting adjourned by J. Kirby at 8:43pm.