



Board of Directors Monthly Meeting Notes - Minutes – 13 June, 2022 (7 PM) via Zoom

- 1. Call to Order** Meeting convened via Zoom at 7:10 pm by J. Kirby.

Board Members Present:

President- Jim Kirby
Vice President –
Treasurer - Walter Rader
Secretary - Mike Laborte
Member at Large-

Others Present:

Welcoming – Bibi Laborte
Welcoming –
Welcoming –
Social Event – D. Victorio
Newsletter- D. Pine

Others Present:

D. Sisson (111 CSC)

Absent: Vice-President – K. McManus, at-Large - Angus McNeil, Welcoming – Marianne Gustafuson, Welcoming – Teresa Mummert, Beautification –A. Nickol, Beautification- Carolina Bonin, ARC- J. Garrett, ARC-D. King, Web - Tari Weber

NOTE: Meeting hosted by new host and Zoom software, created some disruption to start time and attendance. Requiring adjustment to usual meeting agenda and order of presentations.

- 2. Homeowner Forum.** N/A

3. Committee Reports

- I. Welcoming (B. Laborte)**
 - Next month new chairperson - Marianne Gustafuson
 - Tracking seven (7) properties with incoming new residents.
 - President thanked Bibi Laborte for years of committee leadership.
- II. Beautification (A. Nickol)**
 - Spring Planting completed at three entrance areas in May.
 - J. Kirby -- “Yard of the Month” is 303 WW – the Spencer family.
- III. Social (D. Victorio).**
 - Successful “Ice Cream” social held on 10 June for (35- 45) children.
- IV. Newsletter (D. Pine).** Next Newsletter is due out in late July.
 - Proposed articles; no overnight commercial parking, no poultry, fresh faces – new welcome committee members, always welcome more volunteers, Sellers should plan on “Disclosure packages” taking 15 days.

3. Secretary’s Report

- I. May 2022 Board of Directors’ Minutes – Board approved (3-0).**

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

- I. Accounts/expenditures – Presented bills paid, bank deposits and financial balances as of May 2022.**
- II. Budget vs Actual (expense) Review. Compared financial plans to expenses.**
- III. Misc**

- Assessment Collection. One (1) outstanding.
- Annual Zoom software license purchased to support Board meetings.
- Bill for replacement of Kenny Lake fountain equipment & installation received, Board approved motion to pay remaining costs as planned from Reserve Fund.
- Quarterly Bloom payment requires second board member signature.
- Treasurer's – Should the budget for PCs need replacement (6 years old).
- Equipment repairs will likely result in rising costs for electricity and water

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) - N/A.

VI. Grounds

- Landscaping – No third bid received on special playground mulch.
- Board approved motion (3-0) selected from two bids and going forward.
- President will discuss falling tree between homeowner property & small park.
- Dominion Watchlights. Two lights acting up. President contact Dominion.

VII. Lakes

- Kenny Lake
 1. Fountain, new equipment installed and operating.
- Wayne Lake
 1. Fountain and aerators after repairs operating normally.
- Fisher Lake
 1. All aerators working normally. Alligator weed treatment on 10 June as part of an annual lake contract.
- BMP. N/A.

VIII. Website (*T. Weber*) – Previous meeting minutes posted.

5. Old Business. N/A.

6. New Business.

- a. Executive Session not required - only the Board was in attendance.
- b. The Board (3-0) approved motion to remove wording on preventive maintenance on Kenny & Wayne Lake equipment from 2022 lake maintenance contract.

7. Date Confirmation

- a. Next Board meeting is Monday, July 11th, 2021 - 7 PM, Board Meeting, via Zoom.

8. Meeting Adjournment. Meeting adjourned by J. Kirby at 8:45pm.