

HOA Board Meeting Minutes

September 26, 2022

Meeting at the Park

Directors in attendance: Rachel Carlson, Meredith Teffeau, Brian McSheehy, Phillip Howarth

Directors not in attendance: Don Chase

Meeting Called to order at 7:00pm EASTERN on September 26, 2022.

Previous Meeting Minute Review

- **Note:** Please refer to the posted meeting minutes from July. They were posted on the website and the bulletin board so no need to read them.
- Highlights: Phil was appointed to the Vice President officer position and Meredith was appointed to the Secretary officer position.

Motion to approve the meeting mins from July made by Rachel. Motion seconded by Meredith.

General Updates – Rachel

- **Bank**
 - We are still talking with Fairwinds credit union to finalize a time where all necessary directors can be in attendance to be added to the account. Could be further delayed.
- **Annual Meeting 1st mailing** - the 1st mailing went out this month to all owners.
 - The meeting is scheduled for November 12th – the Sherriff's office was not available the first weekend in November due to the mid-term elections.
 - Please make note of the deadline to send in your dues and the address which was listed on the reminder. If you have questions regarding the amount you owe please let us know- we have a full current list.
 - Reminder that intent to run for an open seat on the board are due to the secretary by today (September 26th). Letters must be postmarked or emails dated by end of day.
 - Second notice mailings and ballots will go out in early October.
- **Garage Sale**
 - The Garage sale was scheduled for the 12th, but since this now conflicts with the annual meeting, the garage sale has been moved to **November 5th**.
- **Ongoing meeting cadence**
 - We have discussed the possibility of moving back to quarterly board meetings. We will revisit at the annual meeting to move back to quarterly for 2023.

Finance Update – Finance advisor (Bill)

- Handouts were provided
- Revenue Update
 - Estoppel & Late Fee Revenues – To date \$7.9K has been collected for use in 2023 LDS project work to be decided upon. Priorities for this spending are being collected to date.
 - Homes with outstanding dues has decreased by over 30% bringing the total to 22 vs 31 mid year report out.
- Expense Update

- Future project planning for favorable YTD spending \$5.0K available funds is underway. Entrance work and upgrading aging irrigation concerns.
- A plan needed for Holiday spending in 2022 - \$500 budgeted that needs to be spent this year (last year the holiday costs weren't spent and accounted until the following year).
- Balance Sheet
 - The current available cash is \$48.2K (\$25.0K Checking - \$23.0K in Savings) in Fairwinds Credit Union. We are expecting 2023 annual dues to begin to arrive in September increasing our overall cash flow with no concerns of potential cash issues.

Rachel motioned to approve the budget report made by Rachel. Motion seconded by Brian.

Landscaping- Rachel provided update in Don's absence

- All is well with landscaping
- There are a few repairs to the irrigation pumps that will be needed soon - more to come.
- Randy was going to take a look and provide an estimate. Rachel will try to get more information from Don to see if we can keep this moving.

ARB update – Brian

- Meetings are every other Monday – at 6pm. Last meeting was today - we reviewed 4 requests via teams due to the rain. Next meeting October 10th
- All residents are welcome to join us via Teams- no invite required just follow the link at ldshoa.org
- YTD, we have reviewed 59 ARB requests- 2 are still pending

Compliance/Violation updates – Phil

- Completed a review of the neighborhood this past weekend. Next round of notices will be going out this week or next. - **NOTE:** Due to the hurricane and storm damage, these notices were delayed pending an updated walk of the neighborhood.
- We will continue to evaluate and send out notices as needed.

Opened the floor up to any homeowners that signed up to speak – no homeowners in attendance so no additional issues raised.

Meeting adjourned at 7:40pm