



## Board of Directors

	Present	Absent
Rennie Walt	X	
Chuck Greenway	X By Phone	
Steve Gealy	X	
Connie Ballew	X	
Sean Ngo (Advisor)		X
Carolyn Otte	X	
Tom Bittner (Advisor)	X	
Boyd Smith	X	

## Minutes-November 10, 2021

1. **Approval of Minutes** July 28, 2021 regular meeting minutes approved by the board.
2. **Introduction** Carolyn Otte was introduced to the Board members
3. **Move to Accept Resignation** President Walt moved to accept the resignation of Secretary Connie Ballew from the Board. The motion passed.
4. **Move to Appoint a New Secretary to the Board** President Walt moved to appoint Carolyn Otte as the new Board Secretary. Motion passed.
5. **Financials** Treasurer Greenway discussed the current financials of the HOA. As of October 31, 2021, the HOA had cash reserves of approximately \$89,000, a net loss of (\$163,000), which was on budget. The majority of expenses for the year were street repairs, ground maintenance, mowing and snow removal. Estimated expenses for the remainder of November and December are \$19,500, which includes trimming of the street trees before the end of 2021, after the leaves have fallen. It was noted that approximately \$500,000 has been spent over the past five years on street repairs. Projected cash reserves should be approximately \$69,000 on 12/31/2021.

6. **Budget** Treasurer Greenway reported that the income from HOA dues will be \$142,000 if dues remain the same. Currently, most residents have paid their dues, with the exception of four. Liens have been filed on those who owe for year end. We are projecting a slight loss of (\$130). This includes one time expenses of \$25,000 for street signs and \$45,000 for street resurfacing of Larges Court. Ground maintenance is projected at \$12,700 for spring/fall cleanup and weed control. The 2022 Budget was approved as presented with the Board agreeing that dues should remain at \$500.00
7. **Legal Issues** Steve Gealy posed a question as to whether residents are required to all use the same garbage company. Most residents use Paragon and that is encouraged to reduce the number of garbage trucks in the neighborhood and therefore improve the longevity of the street surfaces. The issue will be mentioned at the Annual Meeting for discussion.
8. **Infrastructure Update** Tom updated the Board on his findings regarding street sign replacement. He advised that the signs must remain blue according to MUTCD and best guess on the cost of replacing all the street signs is approximately \$25,000. The Board determined that square poles with holes would be a visual improvement over the current round poles. A decision will need to be made on whether both the Larges Court resurfacing project and street sign replacement will be completed in 2022, due to limited resources. President Walt also advised that some curbs at roundabouts will need attention, as well as having street cracks filled again. Streetlights by some of the mailboxes have also been a concern due to sensor issues. Tom and Boyd will check the lights and report their findings back to the Board.
9. **President's Report** President Walt advised that Tom Cox will continue to maintain the waterfall and the area around it. Tom will be rearranging the lighting, so as to shine more on the waterfall. Tailored Landscapes will begin the trimming of the street trees before the end of the year. The cost of that will be approximately \$7,400. Christmas lights will also be going up soon. President Walt distributed

updated Board contact information and key contacts for contractors currently used in the neighborhood.

**10. Annual Meeting** The order of events for the 2021 annual meeting were briefly discussed. After election of the Board, Chip Carey will begin the meeting with updates on the renovation project and membership information.

**11. Meeting Adjourned**

Meeting Minutes Respectfully Submitted by Connie Ballew