



General Board Meeting Minutes

October 28, 2020 at 7:00pm

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/625265821>

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United States: +1 (646) 749-3122

Access Code: 625-265-5821

**In attendance:**

Sarah Frink- **President**

Jim Butler- **Vice President**

La Juan Allen- **Treasurer**

Kyle Strongin- **Vice President**

Gregory Bryan- **Secretary**

Dawn Kelly- **Property Management Group (PMG)**

Janna Perez- **Property Management Group (PMG)**

**Attendees:** Brenda Bryan, Bo Walker, Erin Martin, David Fortson, Karen Martin, Kathy Turpin, and Bill Perro

**Call the Order, Welcome, Establish Quorum (Sarah Frink):**

- PMG and Sarah Frink called the meeting to order at 7:00pm, welcomed everyone, and stated that board quorum was met to conduct the general board meeting.

**Approve Minutes from Prior Meeting (Greg Bryan):**

- Greg Bryan motioned to approve the prior meeting minutes with the one change that the minutes reflect that Mr. Bryan made the prior meetings motion to approve minutes, Kyle Strongin seconded in this motion, all in favor, and the motion passes.

**Open Forum- Community Member Questions (Sarah Frink):** We had no questions submitted from the community.

**Current Business (Sarah Frink):**

- **Roadwork Contract-** has been signed, work hopefully to commence in about two weeks, weather depending. The board just received information that this roadwork could begin as early as Friday, October 30<sup>th</sup>.
- **Gate Sensors-** If you have all been watching your email, the current gate sensors were having a problem with the morning dew. New ones are ordered and should be installed next week.

- **Reserve Study-** the Board meets with the company tomorrow. The results of the study will be released to the community for review and discussion.
- **Stop Signs-** The stop signs for Helton/White and Martin/Heathington are on back order. As soon as they go in, they will double as our bus stops. Also, please do not park on the grass by the back entrance when dropping children off at the bus. It causes ruts that we have to pay to repair.
- **Halloween-** Halloween Map is out! Please be safe trick or treating.
- **Finances-** We will be voting this evening to increase the annual dues amount. The Board has been diligently searching for ways to cut out expenses, but between road repair estimates and inflation, we need an increase.
- **Complaints-** Before we move into the budget conversation, one additional item the Board would like to address is the community member complaints. First, our ACC and management company do a great job of inspecting the community for violations. Mr. Butler and Mrs. Strongin, in particular, follow up and ensure the community rules are being followed. If you have an issue with something a neighbor is doing, please speak directly to your neighbor. We don't need to know about every perceived violation in the community and we aren't going to tell you about what is happening on someone else's property. I assure you, the Board knows and is addressing issues within our neighborhood. Also, if you receive a letter, particularly in error, a quick email to the management company will resolve it. Nothing is personal, this is just business.
- **2021 Budget-** LaJuan Allen stated that the proposed 2021 budget is available on the website for all homeowners to view.

#### **New Business:**

- **Dues Increase (LaJuan Allen)-** LaJuan Allen motioned to increase the annual homeowner dues from \$600.00 to \$660.00 (a 10% increase) per year as permitted in Section 6.02 of the CC&R's. Kyle Strongin seconded this motion, all in favor (5 yes votes and 0 no votes), and the motion passes.
- **Approval of 2021 Budget (LaJuan Allen)-**LaJuan Allen motioned to approve the 2021 budget as presented. Jim Butler seconded this motion, all in favor (5 yes votes and 0 no votes), and the motion passes.
- **Approval of Fines/Fees on Homeowners (73 Homes) (Kyle Strongin)-** Kyle Strongin motioned to place appropriate fines and penalties on 73 homes within the community for CC&R violations. LaJuan Allen seconded this motion, all in favor (5 yes votes and 0 no votes), and the motion passes. Jim Butler wanted to remind all homeowners that these 73 homes have already received prior notices about fines being implemented after a specific time frame on unresolved violations on their properties.

Meeting adjourned at 7:08pm.