

## 24.06.11 Minutes of Open Board Meeting

**Call to Order:** Meeting was called to order at 6:30 PM by Bill Cave. Others present were Debby Fisher, David Sullivan, Bill O'Connell, and RP8 Manager Linda Simmons.

### Minutes of 24.05.21 HOA Open Board Meeting:

Debby Fisher made a **MOTION** to accept May Open Board Meeting Minutes; Bill O seconded; all in favor.

### Financial/Treasurer's Report – Bill Cave

- 1) Total cash balance is \$598,470 – an increase of \$20,414 for the month of May.
- 2) The total Accounts Receivable from delinquent HOA dues (excluding the roof assessment and insurance invoice) and late fees is \$4,119. This is an increase of \$1,219 for the month.
- 3) The outstanding balance owed on insurance invoice is \$986 as of 05/31/2024.
- 4) The outstanding balance owed YTD on the roof assessment is \$5,251.93 as of 05/31/2024. All but 2 homes have made some payment towards assessment.
- 5) Excluding Roof Assessments YTD Revenue Budget is \$197,500 – actual is \$204,289 collected.
- 6) Excluding Capital Expense YTD Expense Budget is \$143,375 – actual is \$87,950 spent.

**Motion:** Bill O. made a **MOTION** to accept financial report; Debby F. seconded; all in favor.

**Reserved Study:** Maureen is working on this. We may be doing this ourselves or with help from a second party.

**Insurance Update:** Bill O. provided an update on where we are in the insurance procurement process. There are 3 vendors that we are negotiating with. We are still waiting on quotes from two of these. Making sure we are getting the correct amount of coverage for our home owners. Bill Cave noted that there could be NOT will be, but COULD be) a 5% increase in premiums, but we do not know yet. Stay tuned.

### Old Business:

#### AT&T:

There has been no update on when AT&T will be onsite even though the orange flags have been placed. Work in other sections look good.

#### Electronic Variances:

Currently we are using Adobe for this. After some trial and error, it is going better now.

This is still an ongoing process. In the long run this process will be better than walking variances around to get signatures.

#### Bylaw team:

The bylaws team has meet and is reviewing documents after the first two sections. Team consist of 2 board members and three residents.

#### TVA tree and brush removal under the powerlines:

Debby Fisher made a **Motion** that we allow TVA to do a severe cut back under the powerlines. Bill O. seconded the motion; all in favor.

#### Sidewalk repair:

The first phase of sidewalk repair is complete. There are other areas that need to be taken care of. We will do other sections as the budget allows. It was stated by a resident that we need to look at the sidewalk around 726-729 area. This area will be looked at.

**President's Council:**

Board Presidents have been reluctant to follow through on sharing data and Bill may stop the quarterly meetings. Section Five has never come.

**Open maintenance and Repair orders:**

Currently, we have about 10 items on the list for John McNeese. He was here this week but has not reported how much he got done. I have a couple of other things that need to be added to the list.

**Reno Project:**

Has been put on hold while we explore another bid that we received late.

**New Business:**

Shrub Replacement

Margaret McCutcheon /Grounds Committee is doing an assessment of what needs to be replaced in the fall.

**Meeting Adjournment:**

At 7:10 pm David S made a motion to adjourn; Bill O' seconded; all were in favor.

Respectfully Submitted by Linda Simmons