

24.07.16 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, Maureen Abbey, Bill O'Connell, and RP8 Manager Linda Simmons.

Minutes of 24.06.18 HOA Open Board Meeting:

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

Financial/Treasurer's Report – Maureen Abbey

- 1) Total cash balance is \$630,141 – an increase of \$31,671 for the month of June.
- 2) The total Accounts Receivable from delinquent HOA dues (excluding the roof assessment and insurance invoice) and late fees is \$4,469. This is an increase of \$350 for the month.
- 3) The outstanding balance owed on insurance invoice is \$986 as of 06/30/2024.
- 4) The outstanding balance owed YTD on the roof assessment is \$7,259.81 as of 06/30/2024. Seventeen homes still owe from \$58 to the full amount of \$1,047.90.
- 5) Excluding Roof Assessments YTD Revenue Budget is \$237,000 – actual is \$245,789 collected.
- 6) Excluding Capital Expense YTD Expense Budget is \$172,050 – actual is \$97,285 spent.

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

Insurance Update: Bill O. provided an update on the insurance procurement process. There were 3 vendors that we negotiated with. Robbins never submitted a bid; State Farm denied us in the under-writing process and MMA submitted a quote. The Board voted to accept the bid from MMA for \$165,782.55. Each home will receive an invoice for 1/152 or \$1,090.67.

Old Business:

AT&T: Linda reached out to AT&T and they are waiting on a cable delivery projected for August. They will provide notice of when they will be onsite.

Electronic Variances: The website now has the forms that can be filled out online and submitted electronically or download a pdf and submit by mail. Several variance requests have been approved electronically by board members.

Bylaw team: The bylaw team has not met yet this summer but is still planning to be complete by yearend and to the attorney for review. Bill C. has converted the old by-laws to a workable word document.

TVA tree and brush removal under the powerlines: The TVA completed the brush removal on their right of way. There is still work to be done in this area. Linda S. reached out to several vendors for estimates. The Board accepted a bid from Newcomb Tree Service to bush hog the remaining areas not completed by TVA, remove the trash debris down in retention pond area and rip up and remove the dog park fencing. The funds received in 2023 from Piedmont Gas will be used for this purpose. Next year's budget will need to address what to do with this cleared area.

Sidewalk repair: The sidewalk around 726-729 area has been looked at and is still under evaluation.

Open maintenance and Repair orders: Currently, we have about 4 items on the list. John McNeese has let us know he will no longer provide this work.

Refurbish Project: Weather permitting the work will begin July 29 for units 734-745.

Shrub Replacement: Grounds Committee is doing an assessment of what needs to be replaced in the fall.

New Business: Holding tank for the backwash process for the pool has been awarded to Steve Stinson.

Meeting Adjournment:

At 7:10 pm Bill O. made a motion to adjourn; Maureen A. seconded; all were in favor.

Respectfully Submitted by Maureen Abbey