

24.08.20 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, and RP8 Manager Linda Simmons.

Minutes of 24.07.16 HOA Open Board Meeting:

Maureen A made a **MOTION** to accept June Open Board Meeting Minutes; Debby F. seconded; all in favor.

Financial/Treasurer's Report – Maureen Abbey

- 1) Total cash balance is \$660,125 – an increase of \$29,984 for the month of July.
- 2) The total Accounts Receivable from delinquent HOA dues (excluding the roof assessment and insurance invoice) and late fees is \$4,134. This is a decrease of \$335 for the month.
- 3) The outstanding balance owed on insurance invoice is \$986 as of 07/31/2024.
- 4) The outstanding balance owed YTD on the roof assessment is \$5,052.92 as of 07/31/2024.
- 5) Excluding Roof Assessments YTD Revenue Budget is \$276,500 – actual is \$288,544 collected.
- 6) Excluding Capital Expense YTD Expense Budget is \$200,725 – actual is \$119,324 spent.

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

Old Business:

Insurance: All homeowners have been billed for the 2024 insurance premium. As of this meeting 60 residents have paid in full and 12 have made a monthly payment.

AT&T: AT&T reported to Linda they would be onsite 8/19 but as of today have not shown up yet

Bylaw team: Bill C. reported the bylaw team will meet 9/19. They have not met yet this summer but still plan to be complete by yearend and to the attorney for review.

TVA tree and brush removal under the powerlines: Newcomb Tree Service has completed the work 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.

Open maintenance and Repair orders: Donaire started on a short list of projects Linda provided today.

Refurbish Project: Donaire Remodeling & Construction is working on units 734-745. Some new colors are available and some residents have chosen something new and are very pleased with the work so far. The Board is working with the vendor to resolve the issue with the power washing of the siding.

Shrub Replacement: Grounds Committee is doing an assessment of what needs to be replaced in the fall. The Board will be asking residents with new shrubs to water the new plantings.

Pool: Holding tank for the backwash process for the pool has been completed and is working. Linda and Debby F will stain the boards for the fencing and then Steve Stinson will install the fence going around the tanks.

New Business:

Carports: Bill C. reminded residents that there are rules in the bylaws pertaining to what is allowed in the carport area. There are a few homes that are in violation that will be addressed.

Electric Car Charging: There is a form on the website for residents to complete who wish to add an electric car charging station to their carport. This must be completed and approved before hiring a certified electrician to begin the work.

Meeting Adjournment:

At 7:00 pm Maureen A. made a **MOTION** to adjourn; Bill C. seconded; all were in favor.

Respectfully Submitted by Maureen Abbey