

24.12.17 Minutes of Open Board Meeting

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

Bill Cave announced that Kathy Arnold unit 408 has been appointed to fill the board position vacated by the resignation of David Sullivan. This appointment will run from 12/15/24 – 04/2027. Kathy brings 18 years of HOA experience to the board.

Minutes of 11.19.24 HOA Open Board Meeting: Bill O. made a **MOTION** to approve the November Meeting Minutes; Debby F. seconded; all in favor.

Financial/Treasurer's Report – Maureen Abbey

- 1) Total cash balance is \$700,218 – an increase of \$25,820 for the month of November.
- 2) The total Accounts Receivable from delinquent HOA dues (excluding the roof assessment and insurance invoice) and late fees is \$5,838. This is an increase of \$1,392 for the month.
- 3) The balance owed as of 11/30/24 for the 2024 insurance billing is \$6,124. Reviewing the A/R aging report as of 12/01/24 it appears to me that 23 residents are making payments. Five residents have made no payments, three residents have made the initial payment of \$192.69 only, 5 residents have made 2 payments of \$385.38 and 10 residents are making the payment plan amount of \$192.69 on time and 129 residents have paid in full.
- 4) The outstanding balance owed YTD on the roof assessment is \$1,445.10 as of 11/30/24. A decrease of \$1,797.20 from October. Two residents paid off and three still owe some balance.
- 5) Excluding Roof Assessments and Insurance invoices YTD Revenue Budget is \$440,335 – actual is \$451,607 collected.
- 6) Excluding Capital Expense and Insurance Liability YTD Expense Budget is \$321,258 – actual is \$222,763 spent

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

2025 Budget: Maureen reviewed the 2025 budget. All home owners were mailed a copy of the budget on 12/15/2024.

Old Business:

Linda reported that AT&T has not indicated when they plan to have representatives available to sell plans and sign residents up. Linda did report one homeowner has signed up and been connected to the new fiber.

The bylaws team committee met again on 12/10. They are largely through all the sections. They have completed removing the developer from any reference. Have spent most of the time on insurance and putting the language in understandable terms. They hope to have an attorney for review in late January or February. After attorney approval the committee will hold small homeowner group meetings before all homeowners vote for approval. Probably around time of the annual meeting.

Linda reported Donaire is working our open maintenance orders and has four outstanding but has been a little slow recently.

Debby F. reported Head Brothers has completed the shrub replacement project. We are in the process of getting four new trees and hope to have them in the ground by year end.

The board got ZERO response from residents whether to continue with a monthly newsletter or not. The board will publish a December newsletter and then go to quarterly in 2025.

Gutter cleaning will take place as soon as the gutters are dry enough for leaf removal. It is anticipated this will be completed in December if the weather allows.

New Business:

There was some discussion on how to deal with the dumping of yard debris as well as general trash that goes on in the area near where the dog park used to be. We have tried using a no dumping sign which did not prevent the dumping but did prevent Metro from picking up because the of the bags around the sign and the claw not having room to maneuver. No real solution still.

Some discussion on cars being ransacked at night. There are no rules that prevent ring door bells or cameras from being installed. All residents are encouraged to lock their cars. There have been no reports of windows being broken just unlocked cars being searched. Several residents' cameras have captured activity of door handles being tried on cars to see if unlocked.

Meeting Adjournment: Bill O. made a **MOTION** to adjourn the meeting at 7:16 PM; Maureen A. seconded; all were in favor.

Respectfully Submitted by Maureen Abbey