

25.10.21 Minutes of Open Board Meeting

Call to Order: Meeting was called to order at 6:30 PM by Bill Cave. Others present were Kathy Arnold, Maureen Abbey, Debby Fisher and Terry Graves. Also present was RP8 resident manager Linda Simmons.

Minutes of 07.15.25 HOA Open Board Meeting: Maureen made a **MOTION** to approve the July 15, 2025, Meeting Minutes; Debby seconded; all in favor. Minutes approved.

Financial/Treasurer's Report – Maureen Abbey

- 1) Total cash balance is \$777,250 – an increase of \$146,495 for the month of September.
- 2) The total Accounts Receivable from delinquent HOA dues and late fees are \$14,638. This total excludes any monies owed for the roof assessment (\$349) and the insurance invoice (\$9,362). The breakdown is \$3,638 is 0-30 days late; \$2,227 is 31-60 days; \$300 is 61-90 days; and \$8,473 is over 90 days.
- 3) The balance owed as of 09/30/25 for the 2024 insurance billing is \$2,312.28. A decrease of \$192.69 for the month of September. We have collected \$122,219 in 2025 insurance billing. 119 residents paid in full, and 10 residents made no payments.
- 4) The outstanding balance owed on the roof assessment is \$349.30 as of 09/30/25.
- 5) YTD Revenue Budget is \$358,875 – actual is \$365,330 collected. (This does not include insurance invoice revenue)
- 6) Excluding Capital Expense and Insurance Liability YTD Expense Budget is \$271,825 – actual is \$196,663.

Motion: Kathy A. made a **MOTION** to accept financial report; Terry seconded; all in favor. Financial review accepted.

Committee Reports:

- **Pool:**

Debby remarked that it had been a great summer at the pool! The new umbrellas were really enjoyed. The pool closed on September 29, 2025. Any volunteers for next year, please see Debby Fisher. Requirements are: Open and unlock gate every morning at 8:00 am, then close and lock gate at sunset. Check & clean out filter baskets and inspect bathrooms. Volunteers should only have to do about 2 weeks of service, providing we have the same number of volunteers next year.

- **Grounds:**

Not much new at this time, but Margaret did say they were looking at new trees to line along backside of Lodge behind 408-414 to replace privacy barrier from dead trees removal in that area.

- **Clubhouse Rental:**

Linda Simmons reported everything was going good right now with the Clubhouse. It was noted that we do average \$10,000 to \$12,000/year from rental revenue.

Old Business:

- a. Bylaw Team – we have been in touch with Attorney and meeting is scheduled for 10/22/2025. Repairs/Maintenance and insurance impact are the most important part of the bylaw revitalization. May be 10-12 weeks out on cottage meetings with residents and could be after the first of the year.
- b. Open Maintenance / Repair Orders – Currently we have 5-7 units having maintenance repairs performed.
- c. Piedmont Project – appears to be on schedule. They have done an excellent job on the sodding. Final completion is looking to be late November. When Piedmont finishes, we do need to check on any potential drainage issues and have them addressed. Make sure water is not pooling.

New Business:

- a. Effective date of new Rules and Regulations is January 1, 2026.
- b. Dogs must always be on a leash, even during play. And residents must clean up after their dogs. We ask that if you feel comfortable, to nicely ask residents to clean up after their pets if they are not doing so.
- c. Comcast: Fred Katz Fred Katz has been trying to get Comcast to come back and offer a solution to their saying that “Our infrastructure is collapsing”. They have been here working replacing the amps but not the cable. There could be outages until Halloween due to this work taking place. According to Fred, Comcast stated “The cable needs replacing and could take up to a year. They were supposed to contact the Board to meet. But this has not happened yet. Approximately 50% of residents have Comcast in their homes. Comcast did damage and cut off one of our Post Light electrical lines, and they are aware of the damage. They stated that they will be back to repair the Post Light.
- d. Budget: There was additional discussion on the budget. It was noted that the Board is seeking to move the Fiscal Year Ending to help with Insurance billing as well as other budget items. Budget funding for a new Dog Park and/or Playground was discussed. Also, discussion took place concerning the surveys to be sent out to residents for feedback on whether the insurance assessment billing should annual as it is now or should it be added to the monthly HOA

dues. This would be in addition to any other Board approved increase for 2026. It would start in January 2026 and be at least \$90.

Comments from Residents:

- a. Questions were raised regarding the painting and maintenance of each condo. The Board clarified that, right now, units 600-617 were receiving maintenance work and new painting. One question was raised about whether the rear siding of the unit would be pressure washed or painted and the answer is both.
- b. It was brought to the Grounds Committee that the tree behind 414 GGP needs trimming off the roof on the back side of the house.
- c. The newsletter is now being published quarterly and will go out approximately in the last week of the last month of the quarter ending.
- d. There was also discussion on difficulty with signing onto the RP* website. Please email Linda Simmons to request password to sign on.

Meeting Adjournment: Maureen made a **MOTION** to adjourn the meeting at 7:21 PM; Kathy A. seconded. All in favor and meeting officially adjourned at 7:21 pm.

Respectfully Submitted by Kathy Arnold, Secretary