

Date: July 13, 2021

Location: Susie's House

Members Present: Mary Hackett, Susan McCormick, Deb Kelsey, Stacy Seapy, Jan Sprinkle

Members Absent: None

Guests Present: Butch Wells, Mary Burns, Steve Ward

Pre- meeting discussion with guests:

Butch asked what the next steps were for updating the covenants to remove cable. Stacy shared that the current plan is to start getting people's notarized signatures as the survey showed that enough people are for getting rid of it - especially if we focus on just removing the cable from the list, not changing "shall" to "may". Steve emphasized that we need to just focus on one thing or else people will get bogged down. Mary Burns expressed that we may not want to box ourselves in with telling people their dues will go down by x amount, in case we wanted to leave extra room in the budget for common area improvements. It was then discussed that at least for the first year, we should reduce the dues by the whole cable amount, then in future years could address/request additional funds for common area improvements - this way we stay focused on changing/addressing one thing at a time.

Butch recommended that we have a draw of some sort to get people to come get their votes notarized, such as an ice cream social. He also asked how much it would affect people's cable bills with the change. Steve and Susie emphasized that there's no way we would be able to know that due to the high variety of plan options. Some people may have their prices increase, but the goal is to have it stop having the HOA be part of that equation and be totally up to the individual households to figure out their tv plans.

Mary Burns and Susie offered that they could become notaries to help, estimated it might cost around \$100 each.

Call to Order: 6:42 p.m.

Finance Secretary:

(Shared via email)

Finance Report

- Dues invoices have been distributed and going well.
- There are two houses that need to be taken to court
- Mary confirmed she will do so and brought up that we need to find a new lawyer now that Dezio has passed away.

Common Area Report:

- The Grind completed tree work last week at 309 Lake Forest Lane, 1536 and 1540 Lake Forest Drive. A large number of trees overhanging the backyards of 309 and 1540 were cut back. Trees deemed a hazard in Area H behind 1536 were topped and one was removed.
- The recent work turned out to be more expensive than expected, \$3,600, so have postponed girdling of some trees until later in the year.

Treasurer:

- We did receive the July bill from Comcast and there was no increase, and this means we have 2% or so wiggle room in the budget since we added that to the budget.
- \$18,967.51 in checking \$32,714.03 in savings

Secretary:

- None

Architecture:

- Deb shared updates on maintenance letters sent

New Business:

1. Research a management company
 1. Steve brought up that we should start researching management companies to see if they could at least take on dues collections as he doesn't want to have to keep doing two positions much longer and there aren't any volunteers for dues.
2. Motion that Steve Ward will remain Common Area chair
 1. Jan will speak with Steve Harris to see if he would be willing to take on Financial Secretary dues

Out of Meeting Business:

Adjourn: 7:47 p.m.

Next Meeting: Tuesday August 17, 2021 – 6:30pm - Location: TBD, possibly Mary's