

Date: August 17, 2021

Location: Northside Library

Members Present: Mary Hackett, Steve Ward, Deb Kelsey and Stacy Seapy, Jan Sprinkle

Members Absent: Susan McCormick

Guests Present: None

Call to Order: 6:00 p.m.

Finance Secretary:

(Shared via email)

- The new WAVE invoicing system is working well – much easier to administer than PayPal and also has a nice feature: the ability to send receipts to those who have email. There are 2 issues however:
 - Steve still doesn't have a good detailed report of payment history for an individual invoice. PayPal kept notes of each payment, which helped when someone in arrears had a question or dispute about payment history.
 - The number of homeowners who have not paid anything for the current fiscal year is larger than last year. Perhaps due to confusion about WAVE, or perhaps because the WAVE invoice went to spam/junk mail. Need to follow up with printed letters to each homeowner. Steve did this last year and had a good response.

Status	Name	Amount due	Notes
Unpaid	Maurice and Barbara Wells	\$4032	Mary to file court action
Partially Paid	Rodolfo Fernandez Emma Moran-Vasquez	\$1369	Paid \$249 for this quarter. Still owes from prior years.
Partially Paid	Turun Ismailov	\$1202	Began year owing last year's dues + late fees. Paid \$1,000 in July 2020 but nothing since.

- Mary will be going to court tomorrow, and has an appointment.

Common Area Report:

- The Grind cut back overhanging limbs and removed hazardous trees behind 3 houses in July. This involved a large number of trees to cut back or remove and the bill was steep: \$3600. I would like them to girdle ivy from the trees along the path to ACAC next as they are choked with ivy and constantly drop large limbs onto the path & peoples' yards.

- Steve shared a picture/alert from the county about the spotted lanternfly moth that feeds off of the tree of heaven (a few saplings were removed from the common areas recently). Will keep his eyes out for the moths and the trees to try to head them off if they try to nest.
- Mary mentioned that there's a tree behind her house in the common areas that looks like it's struggling, Steve said he would have Grind take a look next time they come in

Common Areas Budget and Expenses

Common Area Budget Item 2021-2022	Landscaping	Tree Maintenance	Special Projects
Initial Allocation	\$16,800	\$10,000	\$7,500
What's left in budget	\$15,400	\$6,400	\$7,500
Amount Spent So Far	\$1,400	\$3,600	\$0
Detail Items			
July 2021: The Grind cuts limbs overhanging backyards and removes hazardous trees 306 LFL, 1536, 1540 LFD		\$3,600	
July 2021: Algieri July invoice	\$1,400		

Treasurer:

- Susie emailed the report before the meeting.
- \$40,316.95 in Checking, \$32,714.31 in Savings

Secretary:

- Will add rows to the contact sheet for the ones that are rentals - starting point will be non-resident list from past

Architecture:

- Deb sent out 8 maintenance letters today and shared updates with the board.

New Business:

1. New attorney search discussion
 1. Steve recommends Jim Bowling as he worked with him previously when he was on the HOA at Brookmill
 2. Mary will call and ask him if he will take us on
2. Jan contacted Steve Harris and he may be interested in taking over financial secretary for Steve Ward. Jan will have him call Steve Ward.
3. Comcast next steps
 1. Will create a document that shares both arguments.
 2. Steve recommended then reaching out to those that voted to get rid of cable in the survey to join the comcast contract committee.
 3. Will try to get it sooner than later so we don't have it looming over us

Out of Meeting Business:

Adjourn: 7:23 p.m.

Next Meeting: Tuesday September 14, 2021 – 6:00pm - Location: Library