

Date: April 9, 2024

Location: 1448 MD

Members Present: Steve Ward, Stacy Seapy, Susan McCormick, Jan Sprinkle, Alden Hough

Members Absent: Deb Kelsey

Guests Present: None

Call to Order: 6:06 p.m.

Finance Secretary:

- Alden shared a report of the status of homeowners who are egregiously late via email.
- Steve will draft/send certified/registered letters to those who are very late/haven't paid anything that we will take them to court. Others we will give until June 1 or 15 before taking to court.

Common Area Report:

- Steve: Met with grind today regarding various common area needs. Will repair a broken tree between monterey and lake forest drive

Treasurer:

- Checking Account Balance: \$ 19,052.61
- Savings Account Balance: \$ 35,394.28
- Budget
 - Discussion regarding pricing for a management company - estimating \$15k for next year
 - There was a discussion regarding the 5% max for budget raising... just needs 2/3rds of vote to approve at the annual meeting (not 2/3rds of the whole community
 - Language from Covenants:
 - Any increase requested by the Board of Directors in the usual monthly assessments above the annual five percent (5%) increase must be approved by a two-thirds (2/3) vote of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.
 - Discussion regarding creating two attorney's fee lines in the income/expense statement in the annual dues to record bowling costs related to bankruptcy.
 - Will try to send out a budget with and without Management Company cost by May 1st.

Secretary: No new items of note

Architecture:

- Deb will share a list of longstanding issues with Steve and he will contact Bowling to discuss enforcement.

President's Report No new items of note

New Business:

- No new business

Old Business

- **Status of 1475 MD Bankruptcy**
 - 1st payment less than expected
 - Need to track all payments as amounts vary
 - Will use an invoice in wave to help to track
 - Susie will take pictures of the check and track in a spreadsheet as well.
 - Quarterly dues payment BOUNCED. Reported this to our attorney Doug Little.
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- **Maintenance Standards on Web Page & Improved Procedures**
 - Move Maintenance Standards to its own web page – add pictures
 - Updates to house color / metal fence descriptions
 - Jan presented new wording for fencing and discussion ensued and was approved with small tweaks.
 - Standardized letter / escalation procedures
 - Discussion regarding the board's role in enforcing county rules. Was communicated that the board/neighbors should notify the county directly.

Adjourn: 7:10 p.m.

Next Meeting: May 7 – 6:00 p.m. - Location: 1448 MD