

Date: November 14, 2023

Location: 1448 MD

Members Present: Steve Ward, Stacy Seapy, Susan McCormick, Jan Sprinkle, Deb Kelsey

Members Absent: Scottie Stewart, Alden Hough

Guests Present: None

Call to Order: 6:00 p.m.

Finance Secretary:

- Alden shared a list via email of houses who haven't paid anything this year. If those on the list don't pay by November 30th, they will be taken to small claims court.

Common Area Report:

- Asked L&R Tree Svc to send us paper bill via PO Box
- Working with The Grind on tree limbing / girdling for fall
- There was concern about people blowing leaves into the common area, which may be addressed in a separate email.

Treasurer:

- Checking Account Balance: \$45,481.52
- Savings Account Balance: \$35,392.81
- Susie shared an overview of the treasurer's report.
- Susie wanted confirmation of tip for trash pickup. Board approved \$50 for each worker.

Secretary: No new items of note

Architecture:

- Deb shared there's a house that wants to put in white vinyl and we don't allow white vinyl in the front of the house. Discussion ensued regarding fencing standards.

President's Report No new items of note

New Business:

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Old Business

- Status of 1475 MD Lien & Lien documentation
 - 1475 MD Auction Sale CANCELED
 - Lien form, instructions & example need upload to website (Steve/Stacy)
 - Jan will talk with Bowling to get more information on how to handle the bankruptcy hearing on December 11th. The deadline to object to exemptions is January 11th
- Judgment in Debt follow-up
 - Next steps, update from Jan on NEW judgment in debt action
 - Susie will scan the bankruptcy notice and send to Jan/Bowling to review and follow-up with a phone call to let him /review our plans..
- Contingency Plan for Management Company
 - Report on management candidates
 - Need 3rd person on search team able to review / meet in December
 - Goal: By Jan 2024 we should have 1-2 management co. candidates with sufficient budget details to present to homeowners the impact of using a management company:
 - Susie and Steve shared lists of property management companies that work with HOAs.

Adjourn: 7:23 p.m.

Next Meeting: Tuesday, January 9, 2024 – 6:00pm - Location: 1515 LFD