

Date: October 17, 2023

Location: 1448 MD

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

Members Absent: Scottie Stewart

Guests Present: Mary Hackett

Call to Order: 6:00 p.m.

Finance Secretary:

- Alden shared a list via email. 14 people have not paid anything. Alden shared updates and discussion ensued.
- Steve shared that he will write letters to the 14 who haven't paid anything and give them until November 30th or we'll take them to small claims court.
- Mary shared that we will need to send individual letters with small claims court date.

Common Area Report:

- Have a scheduled meeting with the Grind to go over the maintenance list. May not girdle if the cost is too high.

Treasurer:

- Checking Account Balance: \$43,956.69
- Savings Account Balance: \$35,392.51
- Susie shared an overview of the treasurer's report.

Secretary: No new items of note

Architecture:

- Deb shared that 1501 LFD is refusing to address the driveway issue until next year. Deb requested that the board help figure out how to address homeowners who refuse to do anything. A discussion ensued regarding how to move forward with enforcing architecture requests. Deb is frustrated that people are not responding.
- Steve shared that it's a lawyer question on how to move forward on it. Susie shared that the DPOR packet now questions if there are any architecture issues. Deb shared that's why she keeps such extensive documentation.
-

President's Report No new items of note

New Business:

- Status of Wells Lien & Lien documentation
 - Board unanimously approved the lien form and moving forward with the 1475 MD lien.
- Judgment in Debt follow-up
 - Next steps, need volunteer from board to work w/Jim
 - Jan volunteered to help and work with Jim. That way we can make a new judgment with both names and correct name of association.
 - November 3rd is auction date
- Contingency Plan for Management Company
 - Need Search Team to find management candidates
 - Steve shared that it cost around 10k 9 years ago at brookmill as an estimate of cost to hire a management company.
 - Susie, Steve and Alden will work to narrow down and work with management companies.
 - Will affect our budget - can only raise 5%, so there will be a reduction to services. Likely security company and common area maintenance is a place to start will need to be figured out once we get pricing.
 - 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: Mgmt Co. cost + impact on dues + impact on services we provide

Old Business

- Transient housing
 - The bylaws prohibit transient housing, Deb spoke with Bowling and didn't get any answers to her questions from him. Bowling said we will likely lose because we don't have a numeric time limit and transient isn't specific enough.
 - Steve shared that we need to focus on hiring a management company and going after non-payers.
 - Susie shared that she thinks we should use the county and their lawyer since their regulation is more restrictive than our rules. That would be a next step to reduce the use of our resources/lawyer fees.

Adjourn: 6:59 p.m.

Next Meeting: Tuesday, November 14, 2023 – 6:00pm - Location: 1448 MD