



**BOARD OF DIRECTORS MEETING
MINUTES
December 11, 2017**

Directors present

John Baker
Cheryl Trent
Trevor Lane
Greg Lippmann
Felix Pair

Genesis Management

At 6:45 pm, with a quorum of Board members present, John Baker called the HOA Board meeting to order.

HOMEOWNER FORUM

Felesa Baker of 8419 Clover Leaf, asked if electrical services were going to be run to the RR park entrance because it's extremely dark and things have been happening out there. She would like to see how much it would cost.

In our Adopt a School fund, we have \$29K. She gave an example that one subdivision is using their Adopt a School as a scholarship fund. She stated that she is very good at research and would be willing to get the information on the scholarship disbursement plan. She would like the Board review this plan and set up scholarships for school Seniors. She also suggested the Leaf fund for schools as a possible way to disburse the funds.

She had major surgery and was not able to revamp a lot of the Christmas Decorations for this year, but that she would try to get them done soon.

She also stated that she has taken advantage of CIA services webcasts. CIA is a management service with a lot of communities in the area. One of the things they emphasize is that Board members know deed restrictions.

The signage at the pool faces the pool now, when it used to face the breezeway. She thinks we need another sign that faces the breezeway. She doesn't feel that people read it and that the rules are being broken.

Another Resident asked about the gator in the lake. No one has seen it or heard anything about it in a while, so it is assumed the gator left.

Approval of Board meeting minutes

Cheryl motioned to approve the minutes, Felix seconded, motion passed.

Financials

- A. October Final – Trevor motioned to approve, Felix seconded, motion passed.
- B. November preliminary
We're in good shape, our operating fund is at \$159K, Adopt-a-School is \$29K, the reserve is \$122K, Accounts Receivable is \$93K, Liabilities are \$21K. In comparison, Accounts Receivable are



\$9k less than last month and liabilities are \$2K more than less month. We didn't receive very many assessments in November, but will expect those to roll in starting in December. We are doing very well. All of the contracts for next year are coming in with no significant increases, the only exception would be more or less pool days on the pool contract.

We have an issue of doing major repairs on the pool. We have bids and will be looking into it in Exec session. We have budgeted the money to pay for it in next year's budget. The reserve is building and don't intend to access it to do major repairs on the pool. The pool needs to be resurfaced and several years ago there was a change made. There were boulders in the pool which were removed and the attachment points need resurfaced.

New Business

- A. Other items of interest
None at this time

The meeting was adjourned and the Board went into Executive Session at 7:00pm.

Executive Session Summary

The Board discussed pool repairs, DRVs .

The meeting of the Executive Session was formally adjourned at 8:15pm.

Approved: _____