

AGENDA AND MINUTES OF MEETING
JANUARY 5, 2020

IN ATTENDANCE:

Mark Huff
Sandy Maylock
Tammy Harrison

- Community Transition Discussion
 - Board received confirmation that the contractor will clean up concrete excess on one of the storm drains.
 - Board received confirmation that the common property has been deeded to the HOA.
 - Board received confirmation that the developer will install a fence around the detention pond. **FOLLOW UP**
 - Board discussed the payment of property taxes and reassessment application. **FOLLOW UP**
- Covenant Discussion
 - Board discussed the need to be consistent with the enforcement of the covenant rules.
 - Board discussed the need to change certain sections of the covenants and ask for community input.
- Landscape Discussion
 - Board discussed reviewing landscape contract and expectations in order to reduce costs.
 - Board discussed developing the common areas (ie: clean up around pond, walking trails, green space beautification, additional plants and flowers). **FOLLOW UP LANDSCAPE COMMITTEE**
- Communication Discussion
 - Board discussed methods of communication to the community (ie: Facebook, newsletters). **FOLLOW UP WITH SOCIAL COMMITTEE**
 - Board discussed items to be shared with community (ie: board members, input on covenants, volunteer for committees).
- Management Discussion
 - Board discussed reviewing the management contract and expectations in order to reduce costs.
- Insurance Discussion
 - Board discussed reviewing the HOA insurance contract to ensure proper coverages were in place, including board members. **FOLLOW UP**
- Financial Update
 - Board discussed the need for additional information and review of finances and bill payments. **FOLLOW UP**
 - 2019 Income: \$18,814.56
 - 2019 Expenses: \$21,709.42
 - Checking Account Balance: \$5,607.18
 - Current Reserve Balance: \$332.13
- Action Items
 - Follow up on concrete clean up
 - Confirm developer installed fence around detention pond
 - Follow up with Management Company/County on reassessment of common property
 - Follow up with Landscape Committee on beautification plan of common areas
 - Follow up with Social Committee on communication plan
 - Follow up with insurance company to add coverage for board members
 - Follow up with Management Company to provide additional financial and bill payment information