

HOLLEYBROOKE HOMEOWNERS ASSOCIATION, INC.

August 18th, 2020

The meeting, being held via audio conference, was called to order at 7:00 pm by Judy Lamberth. The members present: Judy Lamberth, President; Eric Lowe, Vice President; Thomas Gordon, Secretary; Lee Brothers and Jenni Snyder, Directors; Irene Davidson, Contract employee.

Prior to the start of the meeting, members of the board were provided a draft copy of the June 2020 Holleybrooke HOA regular meeting minutes and a draft copy of the July 13th, 2020 special meeting minutes for review. Eric Lowe made a motion to accept the meeting minutes for June 2020 regular meeting and the July 2020 special meeting; Jenni Snyder seconded the motion to accept minutes. The minutes were accepted with no objection.

FINANCIAL REPORT

Irene Davidson, contract employee, provides overview of financial report.

As per July 31st, 2020 statement:

Balance of Checking account: \$146,956.85

Balance of Reserve Account: \$172,888.51 including interest in the amount of \$7.32

CD #1: \$19,017.24

Including interest for June/July/August 2020: \$140.80

CD #2: \$12,769.75

Including interest for June/July/August 2020: \$94.54

Balance for the Checking account as of August 18th, 2020: \$132,431.13

Collection Update:

Thirty-eight HHOA homeowners have been turned over for collections for delinquency of payment of dues. Two of the thirty-eight HHOA homeowners have filed bankruptcy and as a result of the bankruptcy, no funds can be collected; three of the thirty-eight homeowners owe \$201.00 which equates to the second half of 2020 annual dues. All homeowners past due on their accounts have been mailed two past due notices for delinquency of payment before being sent to the HHOA attorney for collection.

Questions from the board:

Q: If three owners owe \$202 which is the second half of the annual dues and two owners are not going to pay due to bankruptcy, does that mean that thirty-three owners have not paid any dues for 2020? (Lee Brothers)

A: Yes, plus there are additional fees incurred for each of the 30-day letters they received. (Irene Davidson)

Q: In comparison to last year, are there more or less non-payment owners. (Judy Lamberth)

A: The number of delinquent payments is roughly the same as last year but there are not as many repeat offenders as in prior years. We have also received phone calls about payment options and based on prior history when dealing with non-payment, the HHOA normally receives half of the non-payments before a 2nd letter from the attorney goes out. (Irene Davidson)

Lee Brothers made a motion to accept the financial report as provided for July 2020; Thomas Gordon seconded the motion. There were no further questions and the financial report was accepted with no objection.

Nominations and the September meeting

In the coming weeks, all owners will be sent out a packet containing a copy of the bylaws and a nomination notice. In an effort to reduce costs of mailing these documents, both the bylaws and the nomination notice will be included in the same package.

Due to current pandemic restrictions, the library is not allowing use of their building for gatherings and as a result the HHOA must find an alternate method for holding the nomination meeting. If amenable to the HHOA board, the nomination meeting will be conducted via an online meeting with nomination documents being submitted via email or USPS. All nominations will and must be verified with the potential candidate and the Nominee Qualification Statement must be signed and submitted by the Nominee prior to the candidate being placed on the ballot.

An election committee is to be organized to fold and stuff ballots for mailing and also open and count all ballots received.

HHOA SWIMMING POOL

Irene Davidson, contract employee, provides swimming pool update.

Since opening the pool for the season, the day to day operations have gone smoothly and the adjusted pool plan has worked out well; With the exception for weather related issues, the operation of the pool has been able to follow the posted hours of operation schedule; residents have complied with wearing masks and keeping social distance; There have been no issues with closing the pool every two hours for cleaning and residents have complied with the schedule; The lifeguards have been diligent with sanitizing the pool equipment, restrooms and facilities within the closing period; Since the opening of the pool there have only been 4 times that the facility has been filled to capacity and a resident had to be turned away but were accommodated at another time.

QUESTIONS FROM RESIDENTS:

No resident questions submitted or present

EXECUTIVE SESSION

Lee Brothers made a motion to close the HHOA Regular session meeting and move into Executive session to discuss ACC violations, dues collection and late fees, and property management proposals; Judy Lamberth seconds motion; The August HHOA meeting enters executive session without objection at 7:30 pm. Executive Session concludes at 8:00pm.

RESUME REGULAR SESSION

8:00pm the August 2020 HHOA board meeting resumes regular session.

Judy Lamberth made a motion to adjourn the August 2020 HHOA Board Meeting; Lee Brothers seconds motion; The August HHOA meeting is adjourned at 8:00 pm.