**COLONIAL HILLS HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

Minutes of the April 20, 2023 Board Meeting

**PRESENT:** Nikkie Neustel, President; Angela Logan, Vice-President; Brittany Stohr, Secretary/Treasurer

**ALSO PRESENT:** Rowain Cole, Paula Storey

**PLACE:** 12135 Colonial Estates Ln,
 Riverview, FL 33579

**CALL TO ORDER:** The meeting was called to order at 6:00 p.m. by Nikkie Neustel, seconded by Brittany Stohr. So approved.

**APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:**

Motion to approve - Nikkie Neustel, Seconded by Angela Logan. So approved.

**Complaint Review:**  Participation from the community using the website to help notify board members of potential infections has resulted in 2 actionable notifications and 1 unactionable notification. To deal with the 2 real complaints, board members will attempt to contact the homeowner directly before any notice of violation letters.

**Budget Review:**  Brittany Stohr reviewed the budget and approved twice a year pond cleanups, including cutting, mulching, of large grass areas not maintained by the regular lawn maintenance.

**2023 Dues Update:**  Brittany Stohr shared updated numbers on outstanding dues counts.

**ADJOURNMENT**: A motion was made by Nikkie Neustel, seconded by Brittany Stohr to adjourn the meeting at 6:07 p.m.

**OPEN COMMENTS:** Rowain Cole mentioned low hanging branches on trees covering the sidewalk. Requesting a reminder to keep right of ways clear of debris and cars.