

HOLLEYBROOKE HOMEOWNERS ASSOCIATION, INC.

September 15th, 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 August 2020 Holleybrooke HOA regular meeting minutes for review. Lee Brothers made a motion to accept the August 2020 Holleybrooke HOA regular meeting minutes; 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 August 31st, 2020 statement:

Balance of Checking account: \$134,113.78

Balance of Reserve Account: \$172,895.83 including interest in the amount of \$7.32

Balance for the Checking account as of September 15th, 2020: \$119,781.68

CD #1: \$19,065.42 including interest from 08/14 to 09/13 in the amount of \$47.68

CD #2: \$12,801.77 including interest from 08/14 to 09/13 in the amount of \$32.02

Collection Update:

The HHOA has received nine payments of the original thirty-six HHOA homeowners who have been issued letters by the HHOA attorney for delinquency of dues payment. This number does not include the two HHOA homeowners who have filed bankruptcy and as a result of the bankruptcy, no funds can be collected.

ACC Violations:

ACC violation letters have been sent out to homeowners for violations pertaining to grass, driveways and vehicles. Violations which have been remedied include violations pertaining to grass cutting, ditch cleaning and a homeowner's pool which was clearing up but as of today is turning green again.

Questions from the HHOA Board:

Q: Lee Brothers – With the nine payments received, this will leave twenty-seven unpaid?

A: Irene Davidson – Minus the nine payments there are twenty-six homeowners who have not paid anything and two homeowners who have paid the first half but still owe \$201.00. Twenty-eight in total.

Q: Lee Brothers – Are those who have not paid repeat offenders?

A: Irene Davidson - Nine of the total consist of repeat offenders and the HHOA as far as having a judgement placed against and a few more who have waited until the thirty-day letter had gone out before they paid.

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

New Business

Irene Davidson –

1. The steps on the old shed need to be replaced. The bottom step is cracked through. Mike Gleason has been contacted and he is going to repair the steps.
2. The ramp to the old shed is rotting. Would the HHOA like Mrs. Davidson to ask Mr. Gleason to provide a bid to repair the ramp? The ramp is currently being used to load and unload materials from the shed. The HHOA Board requests that a repair bid be obtained.

Lee Brothers –

Nominations meeting to be held next Tuesday, September 22nd, 2020 at 7pm. There is an agenda posted on the website. The meeting will be held via online meeting. There are three ways in which a person can be nominated - mail in, email sent to HHOA email address and lastly, attend the meeting and be nominated.

HHOA SWIMMING POOL

Irene Davidson, contract employee, provides swimming pool update.

The pool has been closed for the season and the season was a success with little to no problems and all visitors were cooperative. The pool furniture has been put away. The pool is still running and will remain that way until the time when the water supply lines can be blown out and winterized. Shut down of the water historically has taken place when the irrigation is shut down and winterized.

To date no correspondence regarding the irrigation upgrade and landscaping has been received from Shenandoah.

EXECUTIVE SESSION

Judy Lamberth 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; Thomas Gordon seconds the motion; The September HHOA meeting enters executive session without objection at 7:19 pm.

RESUME REGULAR SESSION

7:51pm the September 2020 HHOA board meeting resumes regular session.

Vote - HHOA Management Company

Vote to accept Signature Property Management as the property management company for the HHOA pending review and acceptance by the HHOA legal counsel.

Lee Brothers – aye

Jenni Snyder – aye

Eric Lowe – aye

Thomas Gordon – aye

Judy Lamberth – aye

Judy Lamberth to contact Signature Property Management to obtain the proposed management contract.

Judy Lamberth adjourns the September 2020 HHOA Board Meeting; The August HHOA meeting is adjourned at 7:53 pm.