

HOLLEYBROOKE HOMEOWNERS ASSOCIATION, INC.

April 24th, 2020

The meeting, being held via audio conference, was called to order at 7:06 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 February 2020 Holleybrooke HOA meeting minutes for review. Lee Brothers made a motion to accept the meeting minutes for February 2020; Eric Lowe seconded the motion. The minutes were accepted with no objection.

FINANCIAL REPORT

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

As per March 31, 2020 statement:

Balance of Checking account: \$140,937.70

Balance of Reserve Account: \$172,838.21 including interest in the amount of \$18.18

CD #1: \$18,831.25

Interest for March 2020: \$46.84

CD #2: \$12,644.53

Interest for March 2020: \$31.62

Balance for the Checking account as of April 21, 2020: \$133,627.91

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

HHA SWIMMING POOL

Irene Davidson, contract employee, provides swimming pool update.

The HHOA is moving forward with the opening of the pool and Commonwealth Aquatics will be on site the last week of April; no finalized date has been set. Commonwealth Aquatics will be taking the cover off the pool, turning the system on to ensure the system is running and operating correctly, adding chemicals to clear water, and begin chemical maintenance.

May 4th, 2020 - Pristine Powerwash is coming to power wash deck, pump house, bathrooms, both sheds, pavilion, fence, picnic tables, and playground equipment.

Additional information regarding pool:

After the pool has been opened and the power washing has been completed, 1-2 lifeguards will come in for a few hours to clean the pool, pool facilities, common areas, and check chemicals. Lifeguards brought on-site are required to maintain social distancing guidelines. The current plan is set in place in an effort to have the pool ready so that when the Governor's restrictions are lifted, the pool can be opened for resident use. No date for pool reopening has been set and HHOA will continue to wait for further guidance from Governor's office. This current pool reopening plan also coincides with what some of the other HOA's in the area are doing.

QUESTIONS FROM RESIDENTS:

1. Since the pool will not be opened, can an above ground pool be installed?

A: No, the covenants on page 12; number 11 "no owner shall be allowed to erect an above ground swimming pool on any lot". This is also included in the ACC rules.

2. Since the pool may not open, will dues be refunded?

A: This is addressed in the covenants page 22; number 7, "No owner may waive or otherwise escape liability for the assessments provided or herein by non-use of common properties or the abandonment of their lot". In laymen's terms, the use or non-use of the pool does not negate payment of dues.

Additional information regarding dues:

According to the covenants, HOA dues must be paid and the first payment is to be received by the HHOA no later than February 10th, 2020; Any late fees will be assessed beginning on March 10th, 2020 if no payments or payment agreement have been made by that date.

Additional information regarding the opening of the pool:

No date has been established to open the pool; pool opening will open following the Governor's guidance and the phased plan of reopening of businesses. In order for a HHOA Resident to utilize the pool once opened, all dues must be paid in full.

EXECUTIVE SESSION

Lee Brothers made a motion to move into Executive session to discuss ACC violations, dues collection and late fees, and property management proposals; Judy Lamberth seconds motion; The April HHOA meeting enters executive session without objection at 7:20 pm.

Judy Lamberth made a motion to adjourn Executive session; Eric Lowe seconds motion; The April HHOA meeting exits executive session without objection at 9:07pm. The general meeting will resume at 9:15pm

RESUME REGULAR SESSION

9:15pm Judy Lamberth calls to order the April 2010 HHOA regular board meeting.

HHOA Board members take vote to delay collection action for late payment of the HHOA Dues until July 1st, 2020. Lee Brothers makes motion to delay collection action for late payment of HHOA dues until July 1st, 2020; Eric Lowe seconds the motion; the motion is passed to delay collection action for late payment of HHOA dues is accepted without objection.

The April 2010 HHOA regular board meeting adjourned at 9:16pm