



# September Board Meeting Agenda

September 14<sup>th</sup> 7pm

Online

2021 Board Members	Present	Absent
Jessica Cejka President	P	
Bob Mitchell – Vice-President		A
Tricia Buford Markuson Secretary	P	
Sherrel Romano Treasurer	P	
Beverly Simms – Member at Large – Socials		
Brad Mitchell Member at Large – Architectural		A
James Alderson - Member at Large – Maintenance	P	
	P	

## Establishment of a Quorum - Yes

## Call to Order - 7:02PM

## Orders of Business

### President

- Welcome to Owners in attendance - Debbie Stafford, Rodney Sandoval, Sylvia Butcha, Dr. Crosby

### Secretary

- Approval of August Minutes: Minutes were e-mailed to all board members. President asked if there were any questions or changes. No changes needed. The President motioned to approve the August 2021 Monthly Meeting Minutes. The Secretary was a second. All board members were unanimously in favor. Minutes were approved.

### Treasurer

- Treasurer's Report - Current month revenue collected was presented. 171 Amenity Fee Keys was collected since Jan. 2021.
- Renewal of insurance policy - Liability policy confirmed and we are bonded - September 13th 2021 through September 13, 2022 cost \$5,663. An increase this year of approximately \$500 due to cost of living and rise in insurance cost.
- Thanks to Sylvia Butcha for a donation of \$300 to go toward the basketball court.

## Committee Reports

### Maintenance

- Clubhouse Refrigerator failed, repair man called, the cost of repair was the same as a new one. A new Refrigerator purchased for \$678.73, will be delivered this month.
- Clubhouse Sign - one placed on the clubhouse cinderblock wall.
- Basketball goal/pickle-ball - Wal-Mart has a basketball goal for \$220. James motioned to purchase the one basketball goal from Wal Mart with our donated money. The Secretary was a second. All the board members were unanimous. A group of Volunteers submitted a proposal to build a Pickle-ball court at the basketball court area. They submitted a plan to resurface half of the basketball court, level the court, paint, and purchase a net using all volunteer labor for \$900. It was suggested to resurface the other half for the basketball court too. It was suggested that would take an additional \$600 and voluntary labor. The President thinks we need to communicate with the Corp about the 948 line which prompter additional discussion about the Corp's requirements. This will be investigated further. Financial update needed prior to voting to proceed.
- Roof insurance claim – on hold till later this year
- An Owner asked if the gate on the Colleen side at the pool area will be replaced. Discussion incurred on ideas for repairing the area. This is an item that will be looked into for future projects in the 2022 budget.
- We need to do some tree trimming on the Irene project when it cools down, and the old basketball net needs to be removed. Removal of the old Clubhouse sign which was moved onto the clubhouse property. A dump run can occur after all our Irene and clubhouse projects are completed.

### Architectural

- Notice to residents with lived in RV's - After the lawyer reviews our deed restrictions and bylaws. Strictly talking about living in the RV not storage of RV. Also, confirming no mobile homes.
- Architectural committee - A new State Law redefines our architectural process. We have 2 new volunteers to help with approvals, Geoff Mattie and Lanzine Justin. This will be a committee that makes decisions. The structure will need to be worked out. The committees are covered under our insurance.
- No new architectural approvals at this time.

Communication/Webmaster - The September Agenda needs to reflect September in top line.

Socials

- National Night Out - A RSVP e-mail blast will be sent out September 17th.

#### **Old Business**

- Internet at clubhouse for zooms, discussed for budget next year.

#### **New Business**

- Discussion on Attorney - The attorney that we previously voted on and chose to represent the POA has not been very responsive. The President proposed to the board that we choose one of the other 2 candidates. Three were interviewed at the time. Sipra Boyd and Bill Christ were the remaining two and their qualifications were reviewed. Sipra is from a larger firm with additional personnel to respond which could help us with timelier responses.
- The President made a motion to hire Sipra Boyd, and the Treasurer was a second. The board was a unanimous vote in favor.
- The President will contact the prior lawyer about our choice to change and will contact Sipra Boyd to see if she is available.
- Lawyer needs, Living in RVs and the New 2021 laws for HOA/POAs.

#### **Open Forum/Owner Discussion**

Multiple topics were discussed. RV question - can you let someone stay in if you have overflow of guests on a weekend?

Additional discussion on the house trailer question. Discussion on building timelines. Deed Restrictions and Bylaws need to be revised and brought up to date. We need further clarification from our Lawyer. We need to be consistent when interpreting deed restrictions. Discussion of Boat Ramp Fees. Deed restrictions are antiquated and need to be brought up to date. Removal of the existing basketball court.

**Adjournment** - The President moved to Adjourn the meeting 7:54

Treasurer was a second. All board members in favor.