

HOLLEYBROOKE HOMEOWNERS ASSOCIATION, INC.

January 21st, 2020

Meeting was called to order at 7:00pm by Judy Lamberth at the Snow Library. The members present: Judy Lamberth, Vice President; Eric Lowe, Lee Brothers, Jenni Snyder and Thomas Gordon; Irene Davidson, Contract employee.

Prior to the start of the meeting, members of the board were provided a copy of the December 2019 Holleybrooke HOA meeting minutes for review. Judy Lamberth makes a request for a motion to approve the December 2019 Holleybrooke HOA meeting minutes; Eric Lowe made a motion to accept the minutes for December 2019; Lee Brothers seconded the motion. The minutes were accepted with no objection.

FINANCIAL REPORT

Irene Davidson, Contract employee provides overview of Financial Report.

As per statement December 31, 2019:

Balance of Checking account: \$55,512.71

Balance of Reserve Account: \$159,280.15 including interest in the amount of \$27.05

CD #1: \$18,693.34 including January 2020 interest in the amount of \$46.84

Total interest for CD#1 for 2019: \$425.37

CD #2: \$12,551.93 including January 2020 interest in the amount of \$31.45

Total interest for CD #2 for 2019: \$285.62

Balance for the Checking account as of January 21, 2020: \$5,954.00

Balance of Checking account reflects an additional non-budgeted transfer of funds to the Reserve account in the amount of \$13,486.77.

ACC UPDATE:

Violations that have been remedied:

Violations for overflowing trash cans and dumpster, fence request (request has been received), leaves in yards and ditch and the white van with flat tire.

Second letters sent out:

Violations for cars parked on grass and illegal vehicles

New Violations:

Violations for political signs, multiple illegal vehicles, shed the does not match the color of the house. Starting February 1, 2020, letters will be sent out for leaves and Christmas decorations that have not been taken down.

Questions regarding the report:

Current number of illegal vehicles?

The current number of illegal vehicles is approximately 8 which include vehicles that do not possess current inspection or registration and vehicles that are inoperable.

Additional information on the addition of a shed?

The request was from a Homeowner who would like to build a shed and submitted a request.

Judy Lamberth makes a request for a motion to accept the Financial Report; Eric Lowe makes motion to accept the Financial report as presented; Thomas Gordon seconded the motion. The Financial report is accepted with no objections.

NEW BUSINESS:

Acceptance of new Board Members and introductions. Thomas Gordon, Lee Brothers and Jenni Snyder.

OPEN DISCUSSIONS:

1. A Homeowner poses question regarding the rules for vehicles that are not being driven on the street. A specific example is provided of a truck that has been sitting in a cul-de-sac and has not been driven or moved in over 2 years. Are there any HOA rules for leaving vehicles out on the street that are not being used?

The Homeowner is asked by the Board to provide, their name, home address and email and it is relayed that the HOA will check on the situation and provide an answer or information regarding vehicles parked on the street.

2. A Homeowner questions if the audit of the books has been completed?

It is relayed by the HOA Board that the audit has been completed and there was an HOA Board discussion regarding the audit at the December 2019 HOA meeting. It was also relayed that the discussions and summarized findings of the audit are included in the December 2019 minutes which were accepted and approved earlier in the meeting. As with past approved minutes, the December 2019 minutes will also be posted on the Holleybrooke HOA website.

3. A Homeowner questions if the report for the Reserve study has been completed and the results have come back yet?

It is relayed by the HOA Board that this study has also been completed and there was an HOA Board discussion regarding the study at the December 2019 HOA meeting. The discussions and summarized findings of the study are included in the December 2019 minutes which were accepted and approved earlier in the meeting. As with past approved minutes, the December 2019 minutes will also be posted on the Holleybrooke

HOA website. Additionally, it was relayed that the report stated that the HOA is on track with the current contribution and that the recommendation was that the HOA needs to continue to fund the reserve and maintain an amount adequate to handle any emergencies and necessary capital improvements.

4. A Homeowner poses the questions of how to obtain a copy of the Audit or Reserve study.

It is relayed that the documents can be obtained by submitting a request via the “contact page” located on the Holleybrooke HOA website. The request must also include the specifics of the request along with the Requestee’s home address and their contact information.

MEETING MOVES INTO EXECUTIVE SESSION

Topics of discussion: Election of Officers and ACC Violations.

Judy Lamberth makes a motion to end Executive session; Seconded by Eric Lowe; motion accepted with no objections. Executive session is adjourned at 8:24pm

RESUME REGULAR SESSION

Announcement of new HOA Board officers of the Holleybrooke HOA are:

Judy Lamberth – President

Eric Lowe – Vice President

Thomas Gordon – Secretary

Jenni Snyder – Director

Lee Brothers - Director

Judy Lamberth makes a request for a motion to adjourn January Holleybrooke HOA meeting; Eric Lowe makes motion to adjourn January Holleybrooke HOA meeting; Lee Brothers seconded the motion. Meeting is adjourned with no objections.