

Board Meeting Minutes, conducted on Wednesday 19 September 2018

Reviewed Agenda - Finance, Landscape, Facebook, and C&R review and need for new HOA President.

If someone is interested in becoming the HOA Board President please fill out the application form on the Inspiration website (<https://woodlandhomes.wufoo.com/forms/hoa-application-to-participate-q1yvjqzq0y6s95r/>). Applications will be reviewed prior to the next Board meeting and selection made from there. Make sure that form is filled out completely and prior experience identified.

Finance Process

The Treasurer will transfer the account from Woodland Homes to Inspiration/Preserve HOA. The HOA will need to purchase new checks and will use the Model Homes address 26 Scenic Loop, Huntsville, AL 35803

-Discussion about how a key for the Lodge and Vernadoe rooms could be obtained. The HOA could put a lock box on the door and then could use the App called igloohome to track the keys and usage. This would prevent the Committees from having to go to Madison and picking up the keys there.

-Each Committee will have a budget, I.e., Social, Landscape, Finance. Budgets will be given at the beginning of the calendar year. Each Committee will need to provide Finance with their proposed budget. Board will approve proposed master budgets. For this year, all budgets will be submitted by 1 November 2018 to the Finance Committee. Finance Committee will have two weeks to review and submit all budgets to the Board. Board has two weeks to review and submit to HOA by 1 December. Invoices will go out by

5 December 2018 to all Homeowners digitally to email addresses on file.

-It was approved to create a Yard Sale sign for the front entrance of the community. There will be no dates on the sign which will allow for it to be reused.

-Action for Social Committee to come up with schedule of events for 2019.

Landscape Committee

Landscape Committee will decide what process they are going to use for notifying individual homeowners of their yard not being in compliance with the C&Rs. At the next board meeting Landscape Chair will report. Landscape Committee is verifying which common areas are suppose to have full service from Largen.

Facebook Discussion

We are planning on creating a Market Place Page for Inspiration/Preserve services. This will be used for the HOA to offer different types of services, such as Babysitting, financial planning, items for sale, etc.

-We have determined some rules for the Official Facebook Page. As a homeowner you are authorized to join the Official Facebook Inspiration and Preserve on Green Mountain Page. However, if there are personal attacks on anyone, items that cause dissension, or could have a negative impact on a homeowner you will be in violation. The first infraction will have the post removed. The second infraction will have the individual removed from the page and if they want to be reinstated they can petition for consideration to the board.

CR Discussion

Tree removal. There are C&Rs specifically addressing the removal of trees. Section 1 Article 14, Section 12, and Section 30 a - i In general these sections discuss the removal of healthy trees. If a homeowner removes healthy trees they are in violation unless they have submitted a plan to the Architect Committee and it has been approved. There is a \$200 fee per violation, and a \$5 fee per day if it has not been paid by the date that is given in the violation notice . All violation monies will go to the HOA.

Please let me or any of the board members know if you have any questions.

Submitted by:

Donna Quick-Keckler
Board Secretary