

Quarterly Board Meeting

Tuesday July 11, 2023 at the VOP Amenity Center

Meeting was called to order at 6:38 pm by John Laurence. Mr Laurence reiterated meeting would be conducted using Robert's Rules. Anyone wishing to speak to sign up on the sheet provided.

Present Board members: John Laurence, Director President

Scott Snyder, Director Secretary/Treasurer

Kelly Dewitt, Director Vice President

Board Officer Sam Veal, Amenity Center also present.

Blaine Anderson representative from BCM Management company present.

Reading or waiver of reading of the meeting minutes of 4/10/2023 motion was given and seconded to waive the reading of the minutes (not sure who Kelly or Scott) but motion was carried

Reports of Officers:

Scott Snyder, would go over Management Company Proposals later in the meeting,

*Blaine Anderson provided current Financials as of the end of May 2023 \$213,388.24 in operating account \$115,034.00 in Money Market Account. About 20,000 overdue fees to be collected as of the end of May.

Kelly Dewitt

Stated July 4th celebration was a huge success, thanks to the volunteers involved such as Greg Pall, Jana Colbert, Cathy Klein, just to name a few. Also thanked everyone that contributed in any way.

Spoke about upcoming events September 16, 2023 Fall Community yard Sale

September 28th Fishing Rodeo

September 30th Fall Festival

Annual Homeowner's Meeting 10/03/2023

Also wanted to request volunteers to contact him, goal to setup a Volunteer Committee and possibly a Back to School Breakfast details to be forthcoming.

Sam Veal

Requested assistance to put up the rest of the windscreens.

Reported Kidney pool closed due to mechanical issues and possible leak to be taken care of asap.

Possibility of pickleball tournaments and other events.

Sam presented the Amenity Center Committee Recommendations to the Board

- 1) Requested to approve proposal from Bates Security for total upgrade of security camera system totaling \$3788.00 for equipment and installation and a monthly fee of \$88.00 to continue upkeep and any updates needed to the system. Board voted to table this as this time.
- 2) Recommended to require sign-in sheets for residents and guests along with a waiver of liability for the guests for the HOA. This was approved by the Board to be done on a trial basis until September or as long as the monitor is present to enforce.
- 3) Approve no alcohol/no smoking in the Amenity Center or the Amenity Center parking lot. This was approved by the board.
- 4) Recommended to the Board to consistently provide signage and written rules regarding minors use of the Amenity Center. The request was to allow minors 12 yrs and up to 17 use the amenities with written permission from parent/guardian. Motion was 1 and seconded and motion passed.
- 5) Tabled the recommendation for special event usage and wanting to limit/forbid use of bounce houses until more definite details are provided.
- 6) Requested to the Board posting of nighttime closing hours for the Amenity Center be 10:00 pm April to September and 9:00 pm from October to March. Still have to limit swimming to Dawn to Dusk because of DOH permitting so signs will be placed Stating Pool Closed and the Board agreed

Scott Snyder presentation Management Company Committee

Committee received and spoke with 3 representatives, at the meeting the proposal was made to hire Professional Association Management with Bill Honan being our representative. The company is supposed to charge the same as BCM for the 1st year and then increase. We were informed that we are initiating a 90 day termination of BCM with no additional amount to be paid even though we are not yet at the end of their contract. Committee also requested the new company to have an option of early termination and no continuing renewal without prior consent. Scott Motioned, Kelly 2nd and passed by all.

The meeting was then turned over to Bob Cowman to go over Covenants committee Recommendations.

The Covenants committee requested consistent delivery of Inspection lists to the committee no later than the 1st Friday of the month with voting returned by one week (7 days).

After 1st letter (friendly) sent and with the 1st actual violation letter sent along the Enforcement Reconciliation Plan for the homeowner to send back within 30 days to inform the committee they are aware of the situation and the specific plans that they have to correct the issue and the date it will be completed. Once approved the monitoring would cease until after the timeframe the homeowner has given. If violations have not been resolved the process would proceed.

If no compliance the Covenants committee still recommends possible fines.

All of these recommendations were tabled and was recommended to do a Workshop with Covenants committee and incoming management company.

John Laurence asked if anyone at the meeting was interested in becoming Secretary. Kathy Davitt was nominated and no other contenders. Scott Snyder motioned and Kelly Dewitt seconded and all approved.

The board brought up the possibility of getting proxies signed at the Fall Festival and then Sam Veal volunteered to head up a Proxy Committee, also volunteering were Scott Snyder, Kathy Davitt, Colleen lacuzzo, Chris Kelly. The board approved the creation of the committee.

Open Discussions were called for: It was brought up that there are security concerns and issues at the front and back of the neighborhood. John Laurence got the name of the person who stated having issues and said Officer Tomberg would be contacted.

Also discussed were the Apartment situation with no resolution at this time.

Mention was made of AirBnbs and whether or not that is allowed in our neighborhood. No comment from the Board at this time.

Meeting was Adjourned 8:45.