

December 14, 2020

Present: Connie Conduct, Linda Strait, Kari Brashers, Jill Fanning, Pam Vaughan, Tom Bauer, Jacqueline Jadidian

Not Present: Ryan Nobles

Meeting called to order at 7:02PM

November meeting minutes approved.

December Financial Review:

The Board pursued to file a lien with a member due to not receiving the remaining balance of \$34.82 that was due at the beginning of the year.

In October we had \$800 remaining for line item Grounds: mowing/hauling; Purvis mowed in October in the amount of \$1850, which makes this line item over budget by \$1050. Connie thinks we overpaid one month. They started mowing on March 31 and invoiced us on April 1. They are checking into it and we may have a credit coming of \$1,850 at the beginning of the year. This communication just happened today, 12/14/20.

Line item Pool Expenses: improvements, in October we were over by \$1469; November we are over \$2594 due to the fence work; the statement that shows the work done for the pool and around the trash containers went under this line item. Should the fencing statement have been reflected under two line items due to the fence around the trash containers is not part of the pool? No.

Need appropriate Board members to review the invoices and make sure the billing amount is correct. Acknowledged.

On October's Financial Report, Republic Trash invoiced at \$1452 for September. On November's Financial Report, Republic Trash invoiced at \$1540 for October. I reviewed two other invoices that reflected service being done and the amount was \$1452 for each. I spoke to Marinel about the fluctuations for September and July, and she said we had overage charges due to cart replacement and too much trash. My question is, anytime we have an overage charge due to the homeowners, can the Board invoice the specific homeowners of the extra fee, or are we going to continue to pay for overages next year? Tom asked if we would know which property was responsible for the extra fee? Jacqueline said it does list the address on the invoice, so we could do that. Tom suggested that we let the homeowners know at the annual meeting. It's only happened twice this year. Connie asked whether or not we could put this back on Republic Waste and ask them not to pick up more than would be included in the base pay – or if they do please bill the property owner directly. Still worth a mention in the annual meeting – one dumpster is covered. If they're overflowing, it will cost extra.

Kylie, Website Administrator, has changed the late fee amount on the website that was reflected in last month's board meeting discussion.

Refund check sent to former neighbor who moved and overpaid in closing process.

COMMITTEE REPORTS: No committee reports this month.

SWIMMING POOL MAINTENANCE: No report.

CLUB HOUSE MAINTENANCE: No report.

COMMON GROUND MAINTENANCE: No report.

TENNIS COURTS AND PLAYGROUND MAINTENANCE: No report.

ARCHITECTURAL CONTROL COMMITTEE: No report.

COMMUNICATIONS: No report.

CLUB HOUSE SCHEDULING: No report.

MEMBER SERVICE (FORMERLY NEW OWNER WELCOME, SOCIAL & GARAGE SALES COMMITTEE): No report.

NOMINATING COMMITTEE: No report.

AUDIT COMMITTEE: No report.

NEW BUSINESS:

Prep for annual meeting: Annual meeting notice will include letter, minutes from last year's annual meeting, ballot for property owners to vote on accepting budget for 2021 & two new board members. Will also include a place for them to volunteer to help. Will also include pool (gate) fob application. Can send it back with their dues.

Annual Budget: Discussed budget being in the red by \$4,547.18. This is how it was last year, as well. Can transfer this amount from extra funds remaining at end of 2021 in operating account to provide extra income for 2021 budget and give us a balanced budget, any remaining operating income from 2020 will be transferred to rainy day fund. Connie will talk to Marinel about doing this. Kari asked about \$500 pickle ball line item. Looks like it just got missed in second column. Probably just a typo. Connie will ask Marinel.

All present approved 2021 budget.

Jacqueline asked about landscaping around sign since the Atkins have moved. Tom will take this to the grounds committee to be addressed after the first of the year.

Annual meeting Jan 25: Will be board meeting members present from 7:00 to 8:00 to allow anyone that wants to drop off dues or ask questions to stop by. No formal group meeting due to COVID restrictions.

2 people have volunteered to be on the board: Cliff Rawley & Lewis Halloman. Still 2 positions to fill.