

Board of Directors meeting notes

Meeting was from 10:00 – 12:00 Saturday morning October 9, 2021

Old Business:

1. There were 7 members delinquent on annual dues in August. A letter was sent to these members and no response was received from anyone.
2. Letter concerning lawn maintenance was sent out and now none are overgrown.
3. Directors are not meeting every quarter.
4. The HOA still does not have the records back from Mark Cooper.
Action Item: Wayne will call him to arrange how to get the records.

New Business:

1. Rachel Cooley sold her house and resigned as Secretary.
Decision: Jeff Galford is now the Treasurer and Jill Galford is Secretary.
2. Someone in the Wynngate subdivision to the south of our street, had part of a dead tree behind his house fall and damage the fence. This tree was on property owned by our HOA. He contacted us because there were several other dead trees he was concerned about. A tree service was hired and they cut down the dead trees that were in danger of falling and creating more damage. This service cost the HOA \$5,050.

2 Action Items:

Wayne will inquire about obtaining liability insurance, and this will be an added annual expense.

Since Jill is the only director authorized to sign checks, Jeff will contact the bank to start the process of having the other 3 directors added to the account.

3. With the number of delinquent members we have; liens, late fees and interest charges were discussed.

Damon property (1207) owes for 3 years and Gary Damon may have sold the house. We need to know who owes what, then how to collect.

The Clark's house is for sale and their dues for 2021 still have not been paid.

3 Action Items:

Jill will call an attorney for clarification of Article 6 to understand what can be charged when someone is delinquent, the lien process and the Damon situation.

Wayne will contact the Granville County Register of Deeds to find out who owns 1207 now and if/when it sold.

Wayne and Ken will speak to the resident at 1204 (Clark) to ensure the HOA money due is collected at closing.

Financial status was discussed.

Checking Account	\$16,507.68
Tree Service to be paid	<u>\$ 5,050.00</u>
Remaining Balance	\$11,457.68

Delinquent Annual Dues \$ 1,500.00

Decision:

Annual dues have never been raised. With these additional costs, the Board had decided unanimously to increase the annual dues to \$165, beginning 2022, see Article 6 B 1 of our Covenants.

4. There have been complaints about trash being dumped into the brush off the end of the cul-de-sac. Is this land owned by us or SGWASA?

Action Item:

Wayne will call the surveyor for a large print of our subdivision plat.

5. Concern was raised about children playing in the street and not always moving quickly to make way for a car. Discussed sign ideas that we could install ourselves.

Action Item:

Wayne will check out options to purchase signs.

6. The overgrown common areas at the utility lines need to be addressed.

Decision:

It will be too expensive to have the full area cut and maintained. Wayne and Ken will try to clear the brush just at the road back to the ditch. We need to make sure the ditch stays clear and doesn't block any water flowing.

7. Our next Board meeting will be in January unless we need to meet earlier. The January meeting will also be the annual membership meeting.

2 Action Items:

Jill will contact local restaurants to see how much it would cost to use a room for the meeting since the library is not available.

Jill will send out a letter to notify the membership of the increase in annual dues and January meeting place and time.