

1104 Lyon's Place HOA Directors Meeting

Date & Time

October 15, 2022 9:00 am

Purpose

4th quarter meeting

Directors in Attendance

President (voting): Wayne Michael

Vice President (voting): Ken Collie

Treasurer (voting): Jeff Galford

Secretary (currently non-voting): Jill Galford

Treasurer Report

3 properties are delinquent on their annual fee

1200 owes 2021 & 2022 \$315

1219 owes 2022 \$165

1226 owes 2022 \$165

Delinquent letters to be sent out this week to these 3 properties. Include in letter to 1219 that yard needs mowed.

Additionally, the initiation fee of \$200 was never paid by the builder on 1226 and the closing on 1227 was short \$15. Efforts have been made to collect these amounts but have been unsuccessful so the Board voted to write off these 2 amounts.

Board also voted to increase the fee for 2023 the allowed 10%, which makes it \$181.50.

Old Business

1. Minutes from the January 7th meeting were not available to approve.
2. Wayne has tried to get an update from Tom about the town of Butner taking over our road. He had been told that something would be done in spring or summer of 2022 but nothing has happened. His calls have not been returned and he will keep trying to contact the town about this.
3. The property at 1207 is now up to date financially and is in the name of Chaz Damon.
4. The Board now has liability insurance.
5. Mark Cooper's phone just goes to a voicemail that is not set up so we do not have a good way to contact him. Wayne & Ken will visit his mother who owns his former house at 1200 to get his current address and a better way of contacting him.
6. Meeting planned for February 20th never happened. New meeting will be through Teams on Saturday Nov. 19th at 10am. Letter to go out this week to notify about meeting, fee increase and verify emails on file.

New Business

1. HOA purchased the website lyonsplacehoa.com and eastmiddleton.com is still active until the new one is fully set up and running. Discussion about how to set up email addresses for the Board. Ken gets *vp@lyonsplacehoa.com* and Wayne wants *pres@lyonsplacehoa.com* to forward to his work email.
 - a. Since the annual fee keeps changing, this will be added to the website so everyone can always know what the current fee is.
2. Discussion about Jeff & Jill moving in about 2 years and someone needs to take the Treasurer and Secretary positions now so there is a good amount of transition time.
 - a. The HOA needs some kind of embezzlement protection. Maybe the person taking over needs to have been in good standing, not delinquent on their fee, for the previous 3 years?
 - b. Should we consider trying to find a management company that the HOA can afford?
 - i. Jill will do some research and see how much the annual fee would need to be for us to afford this type service.

1104 Lyons Place HOA
1218 E Middleton Drive
Creedmoor, NC 27522

October 15, 2022

Board of Directors Meeting

Discrepancy: 1226 E. Middleton Drive (Lot 11), owner Christine Jiggets, builder never paid the \$200.00 HOA Initiation Fee at closing (June 2019). Many attempts to collect yielded nothing.

Board of Directors Decision: Board decided to write off this amount, a note was added to the master financial Excel sheet.

Signatures:

President: Wayne Michael

Wayne Michael

Vice President: Ken Collie

Ken Collie

Treasurer: Jeff Galford

Jeff Galford