

Board of Director's Meeting Minutes
January 17, 2024

Call to Order: By President Bob Upson at 6:35 p.m.

Establish a Quorum: There was a quorum.

Directors Present: Colleen Shaffer, Russell Budd, Bob Upson, Greg Mihalko, Brian Hestick, Janet Aho, Sally Goodman.

Directors Absent: Michelle Hugan, Cesar Romagosa

Approval of Minutes:

Missed initially. Meeting minutes from December 20, 2023 Monthly Meeting. Motion to approve Janet and second by Greg. Unanimously approved.

Meeting minutes from January 3, 2024 Special Meeting. Motion to approve Russ and second by Brian. Unanimously approved.

Treasurers Report: None, Financials for December not finalized.

Master Representative Report: No report, meeting will be January 22, 2024 at 10:00 a.m.

GRS Report: Melissa Kamen reported getting ready for annual meeting. Was asked about coupon books which are held up by Bank, annually. Also asked about following up with Violations.

Committee Reports:

Landscaping: Bob Reported in her absence. Michelle Hugan is working with the landscaper for proposals on Hedges and revised Berm scope. Greg elaborated on a possible scope revision for Berm. The hedges will be done in next week along Blvd homeowners at a cost of \$640.

Entertainment Committee: Sally mentioned the plans for February including Chinese New Year and Shuffleboard. Discussion on Deposit as people were past deadline of 9:30 by an hour and resulted in alarms going off. Policy will be discussed at next meeting. Maybe a prorated fine. Thank you given to welcome baskets makers and distributors.

Violations: Greg Mihalko indicated there was a recent drive thru for violations and letters going out. Discussion on blocking sidewalks. Discussion on catch basins covered with grass. Will look at it.

ARC: Four applications approved in December.

New Homeowners: Colleen Shaffer indicated that there were no new homeowner's interviewed.

Maintenance: Repaired Garbage disposal and installed Ballot box. Complaint about cleanliness of several issues. Will address with cleaners and put more effort into it.

Homeowner Forum (only for items on agenda): Ed Hinkle mentioned the revised budget is not in coupon book. Bob asked GRS to send them out.

Question on minutes posting, they are currently up to date.

Margie Hoffman asked about overage in budget, will be reported in revised budget.

Old Business

Voting: Only 125 votes received to date, need 177 to pass issue. The recording of the amendment with County Clerk will show who voted. Brian mentioned that most people have thrown out their ballots. Bob mentioned that Caesar in particular has put in a large amount of effort as well as many other board members. Let him know if need a proxy, contact neighbors, but need to get the vote out, the board has been working on changes since 2016 but need to get votes. Sally discussed maybe people need to know why we are making the change in this vote. She mentioned Cable and Bob mentioned the late fees.

New Business:

Violations: Bob mentioned that follow-ups not being done. GRS says there are only 5 outstanding but Bob mentioned several others that were just dropped. There will be a meeting with Bob , Greg and GRS to review procedure again and present any changes.

Mattamy presentation on Clubhouse: They are not prepared to discuss, waiting for pricing and material selections. Table to February meeting. Some discussion on how that affects Mattamy timeline and they do not see a problem.

Homeowner Forum:- No Comments

Adjournment: Russ Budd made the motion to adjourn the meeting, seconded by Colleen and unanimously approved at 7:30 p.m.

Next Meeting: Annual meeting scheduled for January 24, 2024 at 6:30 p.m.

A follow up meeting was held by Mattamy Homes to present status of development.

Respectfully submitted by Bob Upson

