



Board Minutes of the Board of Directors Meeting on April 25, 2024

PRESENT: Bert Soske, Denise DeMartini, Sheldon Toso

ABSENT: Gregg Wilson, Andrew Bunch

Call to order at 6:01 PM

Flag Salute

Denise reminded the members in the audience of the Board Meeting Norms:

- *The sole purpose of this Board meeting is for members to witness Board business being conducted.*
- *Board Members will not engage in conversations or questions during the meeting. Members may comment only during the open forum session at the beginning of the meeting.*
- *Open Forum: Comments will be held to a 5-minute maximum. The Board will not engage in conversations but may ask clarifying questions. In order to complete our HOA business within a reasonable time frame there will not be an open forum at the end of the meeting.*
- *Friendly Reminder: Audio/video recording of this meeting is prohibited. Per Sterling Davis: Attendees cannot record meetings without the Board's permission.*

EXECUTIVE MEETING WAS HELD ON: April 25, 2024

Agenda item: Hearing, Violation, Fee Waiver

OPEN FORUM:

Lot #671: Member stated that his statement in the March minutes was incorrect and that his lot number was also listed incorrectly. Member says he stated: If you cannot enforce the rules for 100% of the membership then they should be abandoned and that if all the easements cannot be opened then they should not be maintained. This was in response to a clarifying question from a board member.

Other comments: RE all complaints are acted upon: Member states this is not true. He also stated that on 2/17/22 a board member made a motion to give the office employee a \$5/hr. raise and to change her title to acting manager and that all members' complaints have not been addressed. RE: ACC board member feels that we are violating the CCRs. RE ACC rule regarding garage: did this rule in the hand book go to 28-day review?

Lot #0536: Wants zoom to be reinstated. Agrees with Lot 671. Member drove around and found 54 lots that do not have garages. Member was again told to fill out a complaint form and to give his contact information in writing to the office. Becky stated that she attempted to call member but did not have his contact information. Member was told the Board was expecting to see him in the Executive Meeting. Member was told this is not the type of complaint handled in open session.

Lot #591: Questioned how contact information is collected.

APPROVAL OF PRIOR MINUTES:

Bert motioned to approve the March 28, 2024 Executive Board Meeting minutes

Denise seconded the motion

Further Discussion: None

Approved: 3 yes 0 nay abstention

Motion carried

March 28, 2024 Board Meeting minutes TABLED

MARCH 2024 TREASURER REPORT FOR APRIL 2024 MEETING

Operating Account Umpqua Bank (Checking)

Beginning Balance: \$442,160.88

Ending Balance: \$422,221.60

Debits: \$39,204.85

Credits: \$19,265.57

Reserve Account Umpqua Bank (Reserve)

Beginning Balance: \$746.27

Ending Balance: \$746.27

Debits: \$0.00

Credits: \$0.00

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET (No monthly statement)

Beginning Balance: \$53,121.95

Ending Balance: \$53,121.95*

Debits: \$0.00

Credits: \$0.00

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: \$260,925.73

Ending Balance: \$261,791.26

Debits: \$3.00

Credits: \$868.53

Reserve Account PNC Bank Savings Account

Beginning Balance: \$482.00

Ending Balance: \$467.00

Debits: \$15.00

Credits: \$0.00

Reserve Account PNC Investments Security Annuity

Beginning Balance: \$144,491.04

Ending Balance: \$144,491.04

Debits: \$0.00

Credits: \$0.00

Bert motioned to approve the March Financials for the April meeting

Sheldon seconded the motion

Further Discussion: Sheldon states the same errors are in the report but has been told by CID that they are not errors

Approved: 2 yes 1 nay 0 abstention

Motion Carried

DIRECTOR'S REPORTS:

Sheldon: None

Denise: None

Bert: Saw the Eclipse. Miscalculated his days and got there a day early. Changed hotels due to cock roaches. Tornado hit the night of the eclipse.

MANAGER'S REPORT: Maintenance and Becky have been getting the Kiva ready for the summer season. She has been conducting interviews and staffing is in place for the season.

New picnic tables and benches have arrived and maintenance has been replacing a couple of the picnic tables each day. The Association is selling the old picnic tables (6-8 foot and 46" square for \$50 each. There is a purchase form online or you can get one in the office.

Basketball hoops and nets have been replaced.

OLD BUSINESS:

Zoom: Tabled until we have a full board present for vote.

Liens: Beginning on May 1st we will be working with CID to place liens on the oldest accounts that are delinquent. Sheldon would like to know the process for the lien placement.

NEW BUSINESS:

Election: Ballot Box has sent out the request for candidates to members. Bert is encouraging members to run. Two seats are open. Candidate statements are due on May 10th at 12 noon. One statement has already been submitted.

ADJOURNED: 6:39 PM

NEXT MEETING: May 23, 2024 @ 6:00 PM

Secretary Signature: Denise DeMartini