

October HOA Board Meeting

October 3, 2024

Remote Attendance:

Michelle Felton, President

James Overman, Vice President

Terri Spinosa, Treasurer

Deb Kirkland, Secretary

Shane Evans, Executive Director at Large

Byron Courville, General Board Member

Dylan Doiga, General Board Member

Libby Burns, General Board Member

Begin Time: 8:59 a.m.

Old Business:

Reminder- board members

Please maintain yards/lake lots. We will be enforcing violations, including board members. If you get a violation , you will be suspended until which time the violation is corrected. Cannot enforce violations to our homeowners if we ourselves can't follow the same rules. We are held to a higher standard, no exceptions, no excuses.

Violations:

Violations are continuing to be issued. Working on communicating directly with Members per FB comments. We have received a lot of good feedback on the community improving. We will remain diligent on the community upkeep.

Officer Patrol:

Patrol has resulted in 10 violations. For September, the hours were switched up. The Board was getting messages about people trying to go around buses and speeding and not stopping at stop signs. Not safe for children, may continue for Oct these hours.

Committees:

No new committee news. October Garage Sale kicks off this month. Shane is still working on the Marquee board for the Melrose entrance.

Financial:

Delinquencies were reduced by \$2k last month. Four Demand letters were issued, no responses yet. Another week on the response deadline before initiating judgements.

Last month: Income \$1500 & Expenses \$2900; deficit of \$1400. This is not atypical as our primary income is probably the months of Dec-Mar. Remaining months a more devoted to collections (income scarce but expenses remain steady).

Reserves: \$18k in the bank. Regular monthly expenses for the remainder of the year will require \$7800. Our end of year balance would be \$10200. We are up just shy of a \$1000 from last month.

As we discussed previously raising dues, a six-year review was compiled and the primary trend in the financials was declining income. We should discuss it further at next month's meeting, but it is consensus we should continue to be diligent on collections.

General Discussion:

Boo event -- Would like to start this even though we had very little participation interest 2nd/3rd week of October .

October workday scheduled for Sunday October 6 at 2:00 pm. (All general board members are required to attend).

Please take a moment and say a prayer for our board members

Meeting adjourned 9:30 a.m.