



JUNE 12, 2024, BOARD MEETING

Call to Order: 6:31 PM at 5806 Glenby Court

Board members present: Sean Griffith, Angela Kemp, Gary Boteler, and Susan Zack. Absent is Ray Pelletier

Members present: Barb Flannery, Bob and Pat Frantz, Walt Bishop, Patrick McMeruni

Signs had been posted for more than 48 hours and the agenda was posted to the website.

Secretary Susan Zack will revise the April 24 minutes and send them to the board members for approval.

Treasurer Angie Kemp reported she has used her own money to purchase QuickBooks. She is in the process of adding all 120 accounts. The treasurer reported a balance of \$26,126.79.

The treasurer sent out letters to those owing delinquent dues on June 1, 2024. Those who do not pay by July 1, 2024 will be charged \$2.81 a month additional fee.

Susan Zack motioned; Gary Boteler seconded for Angie to purchase QuickBooks for the year to be reimbursed by the HOA funds. Motion carried 4/5, one absent. This amount is currently \$30 a month.

The Treasurer presented an invoice for filing the Annual Report.

The President will renew our website domain and give the invoice to the treasurer.

The secretary was instructed to compose a newsletter to be sent to all members and renters to update all on the progress that has been made since leaving the management company.

The secretary reported Oscar Locklin has not responded to two calls about the five delinquent letters he was to send. She will go to his office next week to attempt to get a report.

The president shared a rough draft of by-laws to be proofread by the board and discussed at the next meeting. Many changes to State Statute 720 have been made this year, so he is making every effort to make sure our by-laws are compliant. The President shared these changes with those present. He will post a link to 720 and county regulations on the website. He will also update the ARC form on the website.

Angie Kemp asked about the broken water faucet at the Berryhill entrance. Bob Frantz shared that he had worked with the plumber to fix the community pump. Efforts were unsuccessful; therefore, the sprinklers and the faucets don't work. Sean will ask James Caraway if he knows

how to fix them. Angie wants to power wash the front fence. Gary Boteler suggested we pay the new owner of the corner house to allow her to use his water. She will explore that option.

Walt Bishop suggested the BOD complete a form with the county to get no parking signs due to a recent incident where emergency vehicles could not get down Pescara or Corkscrew with cars parked in the road. No action taken.

Adjournment: 7:58 PM