



Minutes August 22, 2024 Board Meeting

CALL TO ORDER: 6:31PM

Signs and the Digital agenda had been posted 48 hours. No Quorum

ROLL CALL: Sean Griffith, Angela Kemp, Susan Zack, Gary Boteler. Absent: Ray Peletier

Members present: Bob and Pat Frantz, Barbara Flannery

Sean Griffith motioned to approve the amended April 25 and the June 12 minutes. Gary Boteler seconded. Motion carried. Sean will post them to the website.

Treasurer Angie Kemp needs help reconciling the books using the new Quick Book program. Sean Griffith motioned to approve enlisting Debby Murphy as a consultant to help this process. This would require purchasing a second user agreement with Quick Book. Gary Boteler seconded the motion. Motion carried.

Treasurer Angie Kemp reported we still have 14 members with delinquent dues.

NEW LAWYER: Because Oscar Locklin won his school board bid and ignored our delinquent letters, we need to hire a new HOA lawyer to be our agent after January. Gary and Ray will work on a list of candidates.

BY-LAWS- Sean and Angie have made a rough draft of potential By-laws. Susan Zack requested adding that all positions are held for one year. She suggested adding MAY use Roberts Rules to govern meetings. Susan also requested clarification on voting procedures. Sean and Angie will meet to match our by-laws to State 720 before our next meeting.

LETTERS: Approved by-laws will need to be mailed to all members. Susan Zack suggested we do this with the October letter seeking volunteer board members for next year. She will also need to send a letter for the November Annual Meeting and election.

Sean Griffith motioned that Susan Zack may purchase and be reimbursed for said purchase TWO community bulletin boards to be installed by Gary Boteler or a handyman company. Angie Kemp seconded the motion. Motion carried.

DISCUSSIONS: Sean motioned all replacement mailboxes be black on black posts to keep a sense of unanimity in the neighborhood. Gary seconded the motion. Motion carried.

Sean suggested possibly paving one of the spare lots. Bob Frantz noted the Tot Lot has fire ants and may need a future company hired to treat them.

Multiple violations for unkept lawns were mentioned. Any member may submit a picture of a complaint to Sean Griffith who will send the homeowner a violation letter warning a fine of \$25 will be levied if the problem is not addressed in 7 days. Gary suggested we add that we would then hire a company to do it. No decision was made.

ARC- Sean Griffith motioned to approve Gary Boteler as the chair of the ARC board, that at this time, is the entire Board of Directors. Angie Kemp seconded the motion. Motion carried.

ADJOURNMENT 8:17