

2023 Officers Meeting
March 21, 2023

Attendees:

Charlie Wiles
Brian Scott
Christie Stubbs
Linsey Lawson
Tiana Kennemur

Charlie Wiles called the meeting to order at 10.06am

Items of the agenda

1. Cash Flow

- Balance as of today

Lindsey Lawson reported \$17,265.15 was in the HOA account. Our 501c3 has not been renewed and Charlie Wiles agreed to handle the renewal.

Charlie Wiles made the motion to use Bob Poole as our accountant Linsey Lawson 2nd
Unanimous vote.

The Officers agreed to allocate \$500.00 to handle what needs to be done legally.

2. Dues

- 82% of Homeowners have paid their HOA dues.
- Dues are delinquent after March 31, 2023.
- Linsey Lawson is sending out a general reminder to everyone to make sure they have paid their dues.
- If 100% of Homeowners pay their dues, our bank account will have a balance of \$18,625.15.
- After March 31, Linsey Lawson will send specific emails to those who owe dues.

3. It takes approximately \$4,000.00/year to operate the HOA.

4. The minimum that will stay in the bank account is set at \$5,000.00. Wiles made the motion and Brian Scott 2nd. The motion passed unanimously.

5. Linsey Lawson and Tiana Kennemur are working on the HOA master list. The officers want to inform the neighborhood of all projects and give members the opportunity to give input on said projects.
6. The following are updates on committees, projects, and budgets.
 - Architectural Committee
The Architectural Committee should be renewed as a high priority.
 - Tiana Kennemur reported that all HOA web-based communications and email are being updated. Some suggestions for the use of technology are:
 - 1) Neighbor spotlight – a video clip of neighbors would be put on Facebook with their story. This would combine technology with hospitality.
 - 2) For those not on Facebook, emails will be sent.
 - 3) Scott Thompson is our website master and to maintain the site is \$180.00/year. Motion made by Charlie Wiles to pay Thompson for this expenditure.
Motion 2nd by Brian Scott and passed unanimously.
The technology budget will be \$200.00/year.
 - Social and hospitality suggestions and budget
 - 1) Summer kickoff party May 21 \$700.00
 - 2) Movies on the lot – will need movie suggestions, a projector and a source of power.
 - 3) Block party – last year the budget was \$685.00
 - 4) Family interview (stated above)
 - 5) Back to school popsicles
 - 6) Fall mailbox decorating - \$100.00
 - 7) Christmas yard decorating - \$100.00
 - 8) Christmas caroling - \$100.00
 - 9) Friends giving on the lot – drinks, desert, pot luck - \$100.00. Golf cart, ATV ride to give out candy.
October 24 is a suggested date.
 - 10) Hot chocolate station in a cul-de-sac in the afternoon.
 - 11) Tasting Tour for Ladies – A Taste of Hospitality

Visit 5 homes.

1st Appetizer

2nd Salad

3rd Side dish

4th Main dish

5th Desert

Budget \$1,500

- Front Entrance

Budget \$750.00

The officers would like to know where the Christmas decorations are because the HOA reimbursed the cost of these decorations.

- Bylaws and Covenants

Christie Stubbs reported that she was awaiting copies of other HOAs to compare and write new bylaws with the committee. To file our bylaws, will cost \$100.00 and bylaws and covenants have a suggested budget of \$500.00 for any expenses that may occur.

Jeff Pounds is on the bylaws committee.

Stubbs has copies of other HOAs covenants and will review them with the committee.

- Roads and Lighting

Brian Scott reported that the lights may be close to \$2000.00:

Lettering \$405.00

Lights with poles, paint and installation \$308.00

Approximate total expense - $\$308 \times 5 + 405 = \2500.00

Pavilion

2 concrete slabs

Put in rebar

T position and keep together and concrete all on one Pad, so eventually they will both be connected.

\$9,500 budget which includes tax and concrete

There will be two phases of building:

Having a metal roof was discussed, but metal roofs are

against HOA Covenants. Shingled roof or metal roof will be voted on by the members.

Eventually, the officers hope to add playground equipment to the lot.

Picnic tables – sturdy picnic tables run between \$600.00 and \$800.00

A suggestion was made that homeowners might sponsor a table.

These proposals will be put to a vote using electronic voting.

In order to obtain a Quorum, one more than one half of homeowners must vote.

- Streets and signs

The officers discussed that the Pavilion should be built first for the families to use during the Spring, Summer and Autumn months.

Linsey Lawson made the motion to start the Pavilion first and Tiana Kennemur 2nd the motion. Unanimous agreement.

Linsey Lawson also will be sending out information on one project at a time. Homeowners will be given the opportunity to agree or disagree by using electronic voting.

Information will include pictures or renditions of the project.

7. Other business

- Linsey Lawson made the motion to give Dale Wood a gift basket and Wiles seconded. \$54.01 was approved unanimously for the gift.

Lawson also suggested was that the gifts be hand delivered because that is more personal. Also have ready-made meals delivered.

- Brian Scott made a motion to pay Charlie Wiles \$360.37 for the lights on the poles, 2nd by Christie Stubbs. Unanimous approval.

- Movies on the lot

No cost and possibly the 2nd Friday of April, June, August and October.

- The light at Aradon Drive and Hwy 174 will have a charge of \$25/mo. Motion made by Charlie to accept the charge and 2nd by Tiana Kennemur. Motion passed unanimously.

Charlie Wiles moved to adjourn the meeting and Christie Stubbs 2nd.
The meeting was adjourned at 12pm.

The next meeting will be held on April 18th at the home of Christie Stubbs.
55 Horseshoe Bend