



Milhaven HOA Board of Directors Quarterly Meeting
Wednesday, January 3, 2023
7:00 PM
MINUTES

1. Call to Order
 - a. Meeting began at 7:24PM at Judi Baker's house
2. Approval of Annual Meeting minutes - Ashley Herrinton
3. President's Report - Connie Daniels
 - a. Discussion of managing the website to turn over to the board by January 12th to manage updating owners of legal documents
4. Treasurer's Report - Sheryl Stephens
 - a. Reviewed financial report
 - b. Board agreed to pursue legal action against the one outstanding owner due to not being paid
 - c. Discussed Budget for FY 23-24
 - i. Water expenses may exceed the budget (\$823.79 has been spent, budgeted \$840. Even though the expenses thru June 30 should be minimal, we will likely exceed the budget.)
 - ii. Maintenance budget is \$1200 - we have spent \$2,413 - due to removal of large tree that was not anticipated.
5. Architectural Review Committee
 - a. No new requests
6. Legal documents before end of calendar year June 2023-2024
 - a. Edited documents are being sent to the attorney for review
 - b. The board is hoping to have edits back in February
 - c. Committee will remeet to review attorney notes once returned

- d. Two Town Hall meetings will be scheduled at the Colonies Clubhouse in April or May. We are proposing a Tuesday one week and a Thursday the next week to accommodate as many homeowners schedules as possible. Owners will be encouraged to attend one meeting to hear the work that has been done on the legal documents and pending changes.
- 7. Social Events - Judi Baker
 - a. Potential Kindred Spirit social in May
- 8. Meeting adjourned at 8:42PM