

Tuesday, July 13th, 2021

Meeting began at 6:35pm.

Board members present: Michael Carrigan, Jonathan Crawford, David Slabodnick, Kit Rogers, Joe Casella, and Diane Linette

Jonathan Crawford motions to approve annual meeting minutes, David Slabodnick seconds.

Michael Carrigan begins reviewing the financials.

We have \$70,000 in reserves, with \$37,500 in surplus. Utilities, landscaping, maintenance, etc are all in line with the budget.

Mr. Carrigan and Mr. Crawford begin to review the status of the Willow Lake roads.

County will not consider taking over the roads and we will not be able to bring it up again because of a 50ft right of way for utilities. The county will not approve because of the precedent it will set for future requests. The Board discussed notifying and updating the homeowners by a letter explaining the timeline and events leading up to the decision by Columbia County. Letter will be attached as an addendum.

Discussed roads moving forward with Willow Lake and ownership, as well as budgeting and accruals for costs. Discussed options for updating and potentially replacing the gate with newer and more efficient options; Mr. David Slabodnick will work on getting quotes and/or other options for the gate.

Mr. Carrigan discussed the time and effort to collect quarterly fees from homeowners and habitual delinquent accounts brought to the attention of the board by the Accountant. The motion to increase late fees from \$50 to \$100 starting in the 4th quarter of this year, in October 2021, was introduced and brought by Diane Linette. Motion to approve increase in late fees approved by Kit Rogers, seconded by Joe Casella.

Mr. Rogers brings up options of how to save money and costs. As it stands, we do not need to raise HOA dues for 2022 and they will remain the same.

Mr. Rogers provided a security camera update. The light has been replaced and fixed to proper position. He will continue to provide updates as he receives them.

Meeting adjourned at 8:05pm.

Respectfully submitted,

Diane Linette