

# East Lake

Board of Directors Meeting

February 20, 2024 5:30 pm

Board Member Attendees: Rob Stowers, Dan Hatcher, Zack Bumpus, Cindy Hudon, Maggie Passi, Kevin Clark

Other Attendees: Richard Carter, Robert Batty, Bill Walton, Larry & Janice Blakeney, Dena Stowers, George Hardison, Jessica King, Pat Robertson, John & Gail Price, Bill & Sloan Stewart, Van & Carolyn Gholston, John & Sharon Windham, Nancy Thomas, Laura Bumpus, Randy Johnston, Aaron Colley

1. Minutes were approved via email but available to the Board today.
2. Current Board members were introduced.
3. Financial reports were made by Zack Bumpus. He stated we only have 4 lot holders outstanding annual assessment. Each of the 4 were re- invoiced today with a late fee added. Board agreed to refund a couple of late fees due to the timing circumstances of billing. He informed all that financials are now being prepared by a local CPA firm, Maswen, CPAs, PC and reviewed the Balance Sheet, Profit and Loss, Statement of Cash Flows, Budget for Profit and Loss. He stated the budget provided at the January 29 meeting had been adjusted somewhat as we gained more knowledge of expected expenditures. This follow up budget presented February 20, 2024 considers a small loss for 2024 (\$6,807 vs a gain of \$3,249 in previous budget presented.) It is important to note that this follow-up budget continues to plan to use \$40,000 of 2024 earnings to increase reserves. He pointed out that today's Association accounts at Auburn Bank exceeds the \$250,000 Federal Deposit Insurance Corporation (FDIC) limit by \$30,104 (ie: aggregate balance of \$281,104 with FDIC limit of \$250,000). That said, it was also noted that forecasted cash flow for expenses through March and April should reduce total credit risk from deposits held at Auburn Bank sufficiently by reducing aggregate balances under \$250,000. He also stated our reserves are held in two money market accounts (approximately \$42,200) and three six-month CD's of \$20,000 each. A resident suggested we consider a brokerage account which the board will consider how to best introduce additional third-party credit risk for the Association. The Board authorized moving an additional \$100,000 to a certificate of deposit at Auburn Bank as soon as reasonably possible. Zack Bumpus was excused from the meeting once further financial discussion was ended. Maggie Passi informed the group that minutes and financials will be sent by a separate email from the newsletter, rather than imbedded in the newsletter with a link starting this month.
4. Board members introduced themselves again and briefly explained why they serve.
5. Homeowner Comments:
  - a. Homeowners asked numerous questions about the ARC fine structure outlined at the annual meeting, most specifically the issue of parking cars outside the garage. Dan Hatcher reminded all that the ARC is charged with enforcing our covenants. He provided additional information stating that the fee structure has not yet been approved by the board and thus not yet implemented. The board and ARC do not plan to "police" the neighborhood but primarily respond to complaints from neighbors. Neighbors were encouraged to talk with their neighbors before involving the HOA.
  - b. Neighbors who feel they need an exception to the covenants are encouraged to submit an exception request to the ARC.
  - c. Several residents commented on the time for the board of directors meetings and one suggested an electronic option. The board has tried zoom in the past and found it was difficult to do in our structure.

The board reminded residents that we've always welcomed anyone at the meetings but according to ELHOA rules, residents are not required for board meetings. We will attempt to schedule the Board meetings later in the evening.

- d. A resident also asked if anyone had an issue with things being thrown at doors late at night. A couple residents stated their ring cameras showed teenaged boys doing it and all were encouraged to call the police.
  - e. Several residents say they didn't know about covenants until some time after they moved in. All new owners should receive a copy from the closing attorney as we provide the attorneys with a copy AND a copy of the covenants are on our website.
6. Communications: Maggie reported she will ensure all residents receive minutes and financials in a direct email separate from the newsletters. She encouraged residents to use the East Lake email to voice concerns or issues as all the board members have access to the email. She said that Facebook, while a good source of reminders, is not monitored like the email and will not be used as a resource for issues. Rob Stowers reminded the residents that we are a volunteer led board with lives including other responsibilities. We will attempt to be as responsive as possible to inquiries.
  7. Formal meeting was adjourned at 7:05 p.m. followed by an executive session of the board to finalize business.

Executive Session began at 7:10 p.m.

1. Kevin suggested all listing agents be given a copy of covenants so new owners are provided covenants. He also said a prior neighborhood required a neighborhood for sale sign so the neighborhood knew homes going for sale and ensuring realtors have a copy of the covenants.
  2. Rob conducted an election of a new President and Cindy Hudon will be the HOA President.
  3. Landscape: Rob has spoken with the owner of the property with the grate at the dam. He will have the debris moved from grate for city pick up. Rob encouraged him to speak with the other lake owners for future assistance. Rob will look into a replacement for the pole knocked down on the first traffic circle.
  4. Bank Signage: Cindy will need to sign forms at the bank and have Rob removed.
  5. Clubhouse: Maggie reported 3 rentals in January and 4 in February. She's working with Zack to find a way to use credit cards for payment for rentals so checks don't have to be traded. She allows early access if no other rental is scheduled. The board approved the purchase of three high top tables at \$60 each. The sink in the ladies room will be replaced at a renter's expense as it was pulled off the wall during a recent party. We expect it to cost approximately \$475.
  6. Pool: Dan reported the pool is in good shape. The board agreed to continue the policy of one fob per resident feeling issuing others requires more monitoring and subjects us to the problems we had when so many keys were out there. The board approved resurfacing the pool deck (\$37,394) and also approved an additional expense to repair to the waterline to the pool which has been broken for some time up to a cost of \$3,000.  
Dan will look into changing the door locks for the pool bathrooms so they won't require a key as we replaced the keys with the fobs.
  7. DAM – We will ask the city for help in getting an inspection of the DAM and determine our possible future needs for maintenance.
  8. Future Meetings: Our next few meetings will be at 6:30 and will be 3/19, 4/23 and 5/28.
- Meeting adjourned at 8:00 p.m.