

August 16th board meeting minutes

Roll call- William, Jack, and Mike present Milissa absent

Treasurer report- Mik started by stating he has another training call Monday with appfolio. In Appfolio the general fund has \$192,850.42, but on the bank statement it had \$190,456. The treasurer explained that all receipts for the month had not yet been uploaded and could not be reconciled until the end of the month. Mike assured all the bills had been paid on time so far and before adding them to appfolio needed more clarity from them on whether processing bills in appfolio would wind up double billing the neighborhood. Mike Spoke with the CPA about the Harbors tax exempt status and she stated that the income that we receive is not taxable already. She stated that she already filed an extension for our taxes, and they were due 10/15/2025. Mike stated the files he had already uploaded to the website and that they would be updated as he got further along. William Inquired if Mike was wanting to change accountants. Mike felt the need to remind William that the secretary had been missing for the entire month, and He was having to do his role, the secretary's role, architecture, and file liens the last 2 treasurers hadn't filed, therefore had no time for shopping that around. He went on to explain he wasn't upset but rather just didn't have time to learn and preform his role and prioritize that.

William stated that the things that might be lacking be placed on the calendar.

Mike pointed to an example that the agenda for the meeting needed to be put up 15 days in advance per the by-laws and he had to stay up late the night of the deadline since the missing secretary had not produced them to keep the meeting on the scheduled date.

Mike took a second to thank DeDe Reeves for recording the meetings noting that might be of help to the missing secretary who would need that to transcribe the minutes at a later date.

William stated that the board could have done that too.

Mike went onto say that he hadn't looked for another CPA and the current one had filed the extension, and he didn't feel the urgency he'd have wanted to feel on the matter. William excused the matter stating it'd get done. Mike Stated that in section 8 of the by-laws it states that the directors were all responsible for holding the other members accountable for the execution of their duties/roles. Mike then asked "how could we get to the point that it was August, and nobody knew the taxes hadn't been filed until he found out? "

William stated there had been years of neglect from the previous 4 boards

Mike asked for validation of the income statement 2nd and passed

Discussion about the lot a308 that was up for auction and hadn't yet sold possibly to the over prices assessment of the lot. The topic was tabled for later discussion.

Architectural- Milissa absent

Parks-keypad lock for pool has arrived and the pool closure would be scheduled, and a date set the following Monday.

Security- William will be handling security for the time being since Casey stepped down

Roads-Jack brought donuts for the county road guys to thank them for their work. More roads to be scheduled for grating in the future. Some discussion over water company allegations and if we as a community should have a person speaking for the water company or if that should be done by the water company itself to avoid any confusion

Old business-discussion about appointees and the process of approval. The urgency of getting a new board member was stressed by Mike since the board had been short a member for well over a month resulting in him performing the duties of treasurer, secretary, office person, architectural, and catching up on liens that hadn't been filed since 2023 and are required to be filed every year. Considering this Mike suggested the board members make action plans to post for everyone to see and be able to reference for volunteers or even just auditing what the board members are doing as required by the by laws. Mike also asked for clarification on the base expectation of a board member since the seated secretary was a no call no show for the meeting.

Mike Also mentioned the nominee Kathy Harry who was nominated over a month ago and is helping Mike with auditing the voting roster since the roster in appfolio is not correct and needs to be revised

Other topics discussed were documentation, absenteeism, board members having debit cards which was voted and passed that we limit those purchases to less than \$100 til further notice and all other purchases are made by check, if William had filed the by law change from over a year ago, a deed that needed to be redone from 8 months prior, and finally finding a company for the community center lawn.

Adjourned