

HOA Meeting Minutes

Date: November 14, 2023

Location: Teds on Monroe

Time: 6:30-7:50

Attendees: (See notes about some shifting Board positions under Grounds below)

Irene Suchoza, President

Rob Cassel, Vice-President

Mark Pearson, Secretary

Victoria Burnette, Architectural Control

Bill Russelo, Grounds

Not able to attend:

Bethany Rodriguez; Social/Website

Rob Lenderman; Treasurer

Minutes of last meeting:

- Read at meeting- approved and seconded.

Treasurer's Report:

- Rob L. was not able to get the Treasurer's Report ready due to work constraints and travel. He will work on it when he returns and, in the meantime, the group reviewed the proposed budget for 2023-2024 to see where we could make reductions:
 1. Rob and Irene already decided to adjust the gift cards for holiday decorating to one winner at Halloween and one at Christmas and not have a runner up as well as reduce the amount to \$25. **Savings of \$115.00**
 2. The group questioned what the \$500 for park improvements was. Rob to discuss when he returns and hopefully remove. **Potential savings of \$500.00**
 3. We must add \$40.00 for additional Park keys under that category. **Addition of \$40.00**
- There are currently two liens processing (Blair and Ward on Tree Haven). Irene will check to see if Ben Karb followed through on the request to provide Blair with a "Notice to Proceed with Foreclosure" as requested.
- Rob L. to let us know how many outstanding dues we currently have when he provides the Treasurer's Report. Rob. C. noted that he will knock on doors again after Jan. 1 as a reminder to those that still have not paid.
- The Treasurer's Report was not approved because it was not available.

Architectural Control:

- Victoria Burnette requested to switch her position to Architectural Control because that is what she does with her job. Then we could offer the Social position to someone else..It was unanimously approved by the Board.
- The following items need to be addressed:
 - 1309 Berry Ridge Wood Palletes at front of garage and Trash and Recycle bins in front of house.
 - 1001 Richard Barry Extremely weedy yard and broken "custom built" street address box at front of driveway
 - 401, 407, and 413 Morning Dale all got notices this month to clean up front yard as bare dirt is not an option.

Bill noted that he just met his neighbor at 1309 Berry Ridge and that he would speak with him about the pallettes and trash cans.

Victoria will address the 2nd item.

Grounds:

- Bill Rusello is going to take over the Grounds position and Mark Pearson will be Secretary. Since Bethany has not been able to attend the meetings regularly, it is best to have someone that can take the minutes and get them prepared to go on the website. Bethany will still handle the website and hopefully be willing to take the Social

Position over from Victoria. We will wait for Bethany's response as she is currently in Peru. Bethany, see comments in Social below as we do not think it will take much time at all. Our budget is extremely tight but there were suggestions.

- New flowers were planted at the front island and the bushes were trimmed this week. Unfortunately, the deer and the lack of rain has taken a toll on the pansies. We did replant the pansies and put netting over them but we continue to have a lack of rain.
- Fine Turf is doing a great job so far and the lawns are looking very green. They will put pine needles around the large trees when the leaves have stopped falling.

Social:

- This will be a relatively quiet position since we have no money beyond our mandatory commitments. It was discussed that this position may plan a potluck in the park or bring in a food truck event.
- Another suggestion was to have a park and front island workday and get volunteers to clean up and do various small tasks.

Website:

We discussed that the website needs to be checked regularly and updated with items that will draw more views. Remove old information and add new. Irene sent notes to Bethany for revisions recently. Bethany to review each month and make adjustments without Irene if she is good with that.

We discussed if we want to get the Facebook page updated and start using it. Would like comments from Bethany but we thought it is best for all information to go to the website and SF Facebook page could be used to promote yard sales and any workday or food truck/pot luck activities in the park. It would not replace or take away from the website.

Annual Meeting Discussion:

All felt that the annual Meeting went well this year and was calm and productive.

Discussion on possibly finding another location next year. Maybe a restaurant with a private room that would be reasonably priced. Could be a breakfast as well. All were asked if they could come up with a restaurant that would be reasonably priced and has a room that would hold about 50 people. More discussion on this in future meetings.

We discussed the possibility of meeting at Atrium Matthews building in the Conference Room for an upcoming meeting so we could do a Teams Call with those that would rather meet virtually. Irene will check if that is still a possibility.

Next meeting:

We will not meet in December but are planning a dinner for December 12. It would be "Dutch" but Irene will provide the wine. Everyone liked Bonefish as a location. Irene will confirm.

The next meeting of the Board will be in January (Jan. 9- Location TBD. Please use the information Irene provided to add all dates of meeting this year to your calendar. I have attached another copy of the Board contact info and dates of future meetings to this email for your convenience.

Meeting adjourned: 7:50 PM