

## HOA Meeting Minutes

**Date:** January 8, 2025

**Location:** Mi Pueblo Mexican Grill

**Time:** 6:45 – 7:50 PM

**Attendees:**

Rob Cassell, Julie Freed, Mark Pearson, Santiago Rodriguez, Bill Russelo

**Not able to attend:**

Julie Cobb, Rob Lenderman

**Minutes:** No review of minutes was conducted. No minutes from November 2024 were offered by any of the attendees to that Meeting. .

**Treasurer's Report:** Was not discussed due to Rob L's absence.

- There was a general discussion about budget and revenue.
  - Newspaper ads were discussed with the caveat that no impact on non-profit status needed to be verified.
  - HOA Fee Projections including Dues, Transfer Fees and penalties were discussed.
  - There was discussion about a new budget allocation for Welcome Baskets.

**Architectural Control:**

**Social:**

- There was discussion around email access and a Distribution List for the Website.
- A question was raised about the Sardis Forest Facebook Page. It is not managed by the HOA.
- There was a short discussion on Instagram with no further action taken.
- Julie discussed potential upcoming events including:
  - Santa Social
  - Summer Event
  - Holiday Decoration Competitions
- Fundraisers: Sam's Car Wash Gift cards

**Grounds:**

- There was discussion about the new maintenance contract.
- There was discussion about upcoming stormwater projects and the new culverts expected on Morning Dale Rd.
- Liability Insurance was discussed including Cost, Renewal and coverage documents. Rob L has the policy.

**Miscellaneous:**

- Grant Applications: Not selected for KBB 2024. Placemaking Grant application due March 2025
- Welcome Baskets were discussed and what documents should be included.
- D&O Liability Insurance was discussed.
- Legal Items: Do we need a meeting with the attorney.

**Other Items:****Roles and Terms:**

- Julie Freed (Elected 2024) – Social/Website
- Belinda Cobb (Elected 2024) – Architectural Control
- Santiago Rodriguez (Elected 2024) – President
- Rob Lenderman (Elected 2024) – Treasurer
- Rob Cassell (Elected 2024) – Vice-President
- Mark Pearson (Elected 2022) – Secretary
- Bill Russelo (Elected 2023) - Grounds