

The HOA executive board meeting commenced at 5:58 PM. All board members were present except Jon Lenord and Karen Fernandez. Karen was in attendance for the community meeting. Our treasurer Jo Anne Radicella was also in attendance.

The meeting started with our President stating that Frank Radicella had contacted DOT concerning our roads being turned over to the state. All work has been completed and looks good except for Dory Court; at least seven line items need to be re-addressed or maintained on that road! The other 98% of our streets have been completed and passed by the inspector. Therefore, we will move forward to turnover that 98% since we have DOT compliance while continuing to work on Dory Court in the near future.

In an attempt to continue collecting HOA dues and late fees from delinquent homeowners, our lawyer was contacted about a homeowner on Secretariat Drive. The dues were not paid in several years. A letter was sent out to the homeowner, and in response, according to the letter, the homeowner is willing to make payments. A motion was made for the homeowner to start paying off his delinquent dues consecutively and consistently, starting April 1, 2022, through May 31, 2023. If a payment is missed, it will mean non-compliance. A vote was taken, and the motion passed. The proposal by the board was sent back to our lawyer to draw up the terms of payment and will be sent back to the homeowner soon.

There was a discussion about our website. Dave addressed the board members about the importance of our website security. He will be working on updating and fixing some of his concerns, so we will hopefully not run into any problems.

Our vice president informed the board that our new pool pump had been installed (thank you) just in time for the 2022 pool season. Also, around April 4, Havelock Pool and Spa will perform their annual Pool maintenance, so the pool inspection can occur. There is still lots of work that needs to be done, for example, painting, power washing the pool decks, "shocking" the pool with chemicals, miscellaneous cleaning, and other maintenance work. Hopefully, we can open our pool by Memorial Day, May 30.

The board had discussed the new work schedule for pool monitors. Since the weekend is our busiest time at the pool, monitors will be limited to working on Friday, Saturday, and Sunday. If you are interested in this paid position, please notify one of the board members as soon as possible.

It was also noted that there will be two vacancies on the board in June. So if you are interested in helping our community and making a difference, don't hesitate to get in touch with Glen Hale; he will be interviewing new candidates.

Board members were complimented for making progress in many areas of our community by improving our quality of life and simply getting things done! We want to continue this effort. With good leadership as we move forward with new board members who have a common goal to volunteer to make our community a great place to live by keeping home values up, enforcing the covenants and bylaws, and working together in unity to accomplish this.

### **Community Meeting**

A homeowner in our community asked the board members if we knew of any laws or rules that would prevent him from getting his FFL (gunsmith) license so that he could work from his home. There was a discussion back-and-forth, and our vice president told him it would be fine if it's done safely. Other small businesses in our community are also working out of their homes.

One of the horse barn co-managers, Shannon, gave the board a brief update about some of the fence work that needed to be done.

A homeowner asked the board whether the horse barn was self-sufficient, and if so, why aren't the financial statements put on our website so all can see? After some discussion, it was noted that the statements will be placed on the website soon, as this was just an oversight from when we upgraded the website. The barn is and has been self-sufficient for many years, as stated several times by the President in community meetings.

Glen Hale, a volunteer fireman, announced that the Harlow fire department recently purchased an ambulance. They are currently looking for first responders. They need eight people to train as volunteers for the fire department and to aid in saving property and lives! Don't hesitate to contact Glen for this very noble and prudent work if you are interested

As a reminder, the Habitat for Humanity, stuff the truck will be at the clubhouse on Saturday, April 30, for two hours, 10:00-12:00. The meeting was adjourned at 7:53 PM.

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Our next executive HOA Board meeting will be Tuesday, April 5 at 5:00 PM.

Our next Community meeting will be Thursday, April 21, at 7:00 PM.