

Lake Harney Estates Association
Board of Directors Meeting for October 9th, 2024
Geneva Community Center, 161 First St, Geneva, FL 32732

Agenda:

- Call to Order and Prayer
- Establishment of Quorum
- Approval of Prior Meeting Minutes (included below)
- President's Report
- Treasure's Report and Financial Update
- Open Forum to Community Needs
- Old Business – discussion of ongoing projects
- New Business

Prior Meeting Minutes:

Prior meeting was held on August 14th, 2024. A quorum of the Board of Directors was established; the meeting was held as noticed. The Lake Harney Estates Association Meeting was called to order at 6:35 PM by John Egger.

Quorum established:

The Board members present were: John Egger, Scott Jumper, Ben Busby, Jan Pilcher, Tina Scott, Adam Hirst and Tony Jones

Meeting minutes reviewed and motion to approve 1st by Scott, 2nd by John – voting: all in favor

Financial Report:

Ben Busby presented the updated financial report. There have been a total of 65 homeowners who have contributed year-to-date for a collected total of \$16,725. The current checking account has a balance of \$17,264.76 and the savings fund of \$20,282.68. It was decided that Tina should be added to the FairWinds checking/savings account so as to have ability to sign checks – John will contact FairWinds

The Association's SubBiz corporate LLC registration has been updated for the calendar year.

Jan Pilcher has been spearheading the recent road rebuilding work along Winona near Brigham Loop using tractors and box blades along with other equipment to build up the road surface. Drainage has been added by using smaller rocks in key areas creating a French drain along Brigham and Winona. Jan has presented his expenses to the Board for reimbursement for materials, contracted labor and machine use. Motion by Tony to reimburse Jan for \$3,200 based on invoices and expenses for areas addressed in roadwork along Winona and Brigham. Adam 2nd the motion – voting: Ben, Tony, Adam, Jan vote yes – motion carries.

Sutton Trail status – Scott reports road drainage looks to be free flowing after homeowner has removed bollards that were blocking section of the road. No obvious problems when visited during the dry season. Scott to visit with Tony during rainy season to review when water present.

Discussion on revitalization plan and "Land Use Agreement" suggested by lawyer. Motion by Tina to spend up to \$500 in lawyer fees for them to draft a Land Use Agreement letter to community to outline and clarify the Association's LLC responsibility to maintain the roads and fee collection. Jan 2nd the motion – voting: all in favor

The Association's website at lhehoa.com is up for renewal in both domain registration as well as hosting provider. After discussion it was agreed to move the host to GoDaddy and create a new visual layout of the site. Adam will make site updates and be reimbursed for expenses at next meeting.

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The next scheduled Board meeting in October will be the Annual meeting. Signage needs to be planned to notify community. Discussion on roles of Board members for upcoming year.

Motion by John to adjourn meeting at 8:35pm, Tony 2nd – voting: all in favor

Next meeting will be December 11th, 2024 at 6:30pm at the Geneva Community Center - lhehoa.com