

# VILLAGE AT LANES RUN HOA MEETING MINUTES

## DATE

Monday, January 27, 2025

## START TIME

Meeting started at 6:10 pm

## ATTENDANCE

Alan Howe, Richard Bailey, Jason Caudill, JoAnn Ackerman, Mo Duckworth, Jennifer Hamilton

## TREASURER REPORT

- Richard reviews budget
- Insurance rate going up – unsure of exact amount
- Diverting \$1000 to one-time expenses
- Mo motions to accept budget / Jason 2nd

## TOPICS DISCUSSED

- **Lawn Care**

Discussed lawn care contract signed with Pratts – price locked in for 3 yrs

- **Front Entrance**

Discussed water function at front entrance. Need to repair the line.

- **Annual Dues**

Annual amount going up to \$325

Letters going out prior to invoices informing of rate increase.

Invoice goes out – 60 days to pay.

**Motion: Collection Policy for Overdue Invoices**

Be it resolved that the Homeowners Association adopts the following policy for the collection of invoices that are past due from the previous calendar year:

1. **Initiation of Collections:**

On April 30th of each year, the Homeowners Association shall commence the collection process for all invoices from the previous calendar year that remain unpaid as of that date.

2. **Attorney Notification:**

For each overdue invoice, the Association shall send an attorney letter to the respective homeowner, informing them of the

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overdue amount and outlining the subsequent steps in the collection process.

### 3. **Payment Agreement Opportunity:**

The attorney letter shall provide the homeowner with the opportunity to enter into a payment agreement with the Association. Any such agreement must be structured to ensure that the full amount of the invoice is paid by March 1st of the following year.

### 4. **Consequence of Non-Compliance:**

If a payment agreement that leads to the invoice being paid in full by March 1st of the following year is not successfully negotiated and established, the Association shall proceed to file a lien on the homeowner's property in accordance with applicable laws and regulations.

This policy shall take effect immediately and apply to all relevant overdue invoices as described herein

- **SIGNAGE**

One way signs at entrance/exit

JENNIFER MOTIONS FOR JASON TO CONTACT CITY COUNCIL FOR ONE WAY SIGN

## **MEETING ADJOURNED**

Meeting ends at 6:50