

3/15/2022 Four Seasons Park HOA Monthly Board Meeting

HOA Board Members

Theresa Lehman (voted in president)
Nick Spurrier (treasurer)
Charity Johnson (bookkeeper)
Cameo Little (voted in road and water)
Judy White (voted in as vice president)
Windy Richards (secretary)
Jeff Beadle (voted in member at large)
Brenda Whitehouse (absent)

Community Members

Sonny Lehman
Debi Spurrier
Elizabeth Forbes & Blaine R Hammond
Daniel Boumide (sp)
Jane Cline
Charles Pilkington
Cathie Deese
Cindy Sturgeon
Tom Cline

Pre Meeting vote for replacement board members:

Theresa Lehman voted in for president
Judy White voted in for Vice president
Cameo Little voted for road and water
Jeff Beadle voted in for member at large

Meeting was called to order 1903. Minutes reviewed and motion accepted as written. Motion passed by Charity Johnson and Jeff Beadle.

Treasurers Report:

SEE ATTACHED. Report was given, reviewed and passed with motion to pay bills by Judy White and Jeff Beadle.

Road Report:

- Cameo Little is accepted as the road chairmen.
- Theresa to ask if Isaiah and Jediah can patch remaining pot holes if the HOA agrees to pay for materials.
- Discussion about the large dip in the road at the entrance to the park with no agreed upon solution determined at this time.
- Discussion with community members that the approximate cost to repair the entire road would be around 1 million dollars.
- Discussion about possible solutions such as planting additional trees which would not be feasible and to fix or improve current ditches to better keep water off the 4 Seasons Park roadway. (RJ Services/Dana Cushion suggested as possible contractors for the job).
- Suggestion to place caution signs on the current roadway to warn drivers of narrowing sections and dips in the road.

Water Report:

- Theresa is to speak with Dale (Tundra H2O) about where the old water pump is located as this was to be kept as a backup in case needed in an emergent situation.
- Cameo Little is accepted as the water chairperson.
- Daniel asks for a copy of the chemistry report on the well. Results can be obtained with the county, available by hardcopy, or the last 5 years are on the 4 Seasons Park website.
- Water main leak near 52 S. Hemlock. Theresa to contact appropriate personnel to repair, however, she states this cannot be repaired until the area dries out.

Membership Report/New business:

- Membership report deferred as Brenda Whitehouse is not present.
- Cameo Little requested copy of financials for the last two years.
- Cameo Little agrees to keep the 4 Seasons Park website up and running and current. The board must approve any information shared on the site.
- Jeff Beadle brought forth concern about leaning pole. Will need to be assessed.
- Lots 40 & 41 have not yet received their assessments. Charity Johnson to provide this information to the owners.
- 4 Seasons Park is hiring a collection agency to recoup back assessments that are 2 years or more in arrears. Currently about 10 properties are in arrears of around \$115,000 total.
- Judy White to research the price/attainability of placing a large sign at the entrance to 4 Seasons Park reminding persons that this is a private community.
- Suggestion to change current 4 Seasons Park sign to read "4 Seasons". (Original Name of Park was Bells Hill).
- Suggested that board members/community members make a list of park priorities to be brought to the next meeting for review/discussion.

Meeting Adjourned at 2003. Next scheduled HOA meeting 4/19/2022.