

Florence Overlook Homeowners Association (FOHOA)
Minutes of Board of Directors Meeting 2018/6

January 17, 2019

7:30 PM

Clayton Residence, 6138 Stegen Drive

Website: <https://sites.google.com/site/fohoasite/>

Called to Order: This BoD Meeting began at 7:30PM.

In Attendance: Lee Beckham (Pres), Carol Joyce (Vice-Pres), Arlette Clayton (Sec-Treas), and Joan Stockton (ARB Chairperson) were present.

Agenda Approval: The agenda prepared by the President was approved.

Minutes Approval: The former Secretary summarized the minutes from the 3 December 2018 meeting and was approved as submitted.

OLD/CURRENT BUSINESS:

- a. **Board Membership Roles of 2019.** Due to the normal progression of Board member assignments, the Board voted that Lee Beckham was now President, Carol Joyce was now Vice-President, and Arlette Clayton would become the new Secretary-Treasurer. Joan Stockton was appointed last Board meeting as the new ARB Chairperson. She has two members on her Board – Donna Connor and Joanne Beckham.

- b. **Review of Tentative CY2019 Social Event Dates.** The Board members discussed tentative dates for the following annual social events.
 1. Spring Fling Picnic, Saturday, Noon, June 8
 2. Fall Festival Picnic, Saturday, Noon, September 14
 3. Annual Meeting & Social, Sunday, 4-6:00pm, October 27
 4. Holiday Party, Saturday, 7-11:00pm, December 7

The Spring Fling and Fall Festival use to be held on Sundays, but because of last year's issue with inclement weather and the bouncy house rental, they thought it best to try conducting the event on a Saturday should the event need to be moved one day later.

NEW BUSINESS

- a. **Schedule for 2019 Board Meetings.** The Board discussed the following tentative dates and locations for the following Board meetings to commence at 7:30pm.
 1. 14 March, Thursday, Stockton Resident
 2. 16 May, Thursday, Joyce Resident
 3. 11 July, Thursday, Beckham Resident
 4. 12 September, Thursday, Clayton Resident
 5. Executive Meeting, if necessary, in November

- b. **Review of the Budget.** The recent financial report reflects that the budget is tracking as predicted. The overall balance of the budget from the December 2018 report from Sentry Management shows a balance of \$28,634.08 in current assets.

It was further discussed that an expenditure of \$850.00 was paid to Dave Lopez for cutting down the dead tree behind 6140 Stegen Drive. However, there were no receipts forthcoming by the hosts of the Annual Holiday Party – the Sturners and Guigales. The new Vice-President will check with them to see if they had any reimbursable expenditures. It was noted that the Holiday Party was a success due to these two families that volunteered to host it.

Also, it was discussed that residents have 30 days to pay their annual dues this month, delinquent accounts, if any, will be discussed at our next BoD Meeting in March.

- c. **Board of Directors 2019 Plan of Action.** The Board discussed the following topics:
 - a. **Update to FOHOA Directory and Plat.** Of note, there are new neighbors renting 3408 Rebecca Jane Way. They are Joe and Sheila Andahazy, and many of the neighbors had the opportunity to meet them when Donna Connor put together an Impromptu Happy Hour on January 5 at her home to welcome our new neighbors. The FOHOA Directory will be updated to reflect these new neighbors.
 - b. **Communications to the Community.** Communications to the community will be via email, evites, and the FOHOA website. The BoD will have to troubleshoot to find out what happened to the FOHOA Facebook page.
 - c. **FOHOA Site and Web Forums.** The FOHOA website will be updated to reflect the new Board member roles, and to ensure all 2018 BoD minutes are uploaded.
 - d. **Insurance Coverage Review.** Vice-Pres will check on status of Insurance Coverage. However, it was last checked in May 2018 timeframe.
 - e. **BoD Handbook Update.** The new President presented the BoD Handbook and will forward it to Sentry Management.

- d. **ARB Update.** The ARB Chairperson presented a draft notice that she would like to present to the neighbors. The purpose of the notice is twofold: (1) to remind residents that with spring approaching, they should walk around their homes and check for any repairs or home improvements that may be needed; and (2) any changes/modifications to the outside of the homes need to be approved by the ARB. The BoD found the draft to be a great start, and made some additional recommendations. The notice will be forthcoming to all the neighbors in the near future.

Common Area A concerns. It was also discussed that there are some concerns as to where the common area property lines are because certain residents of Beech Tree Street may be encroaching onto Common Area A with permanent structures such as cement steps. Board members agreed to look behind 6132 Stegen Drive while the leaves are still down to see the latest structure.

Exterior Maintenance Concerns. The Board discussed having Ms. Entela Vangjeli (Sentry Management) send a third letter to the resident at [REDACTED] because there have been no signs of activity toward making improvements to the outside of the house. The Vice-Pres will make contact with her.

OPEN FORUM: No one had comments for the open forum.

Next meeting: Thursday, March 14, 2019, 7:30 p.m., at Joan Stockton's home.

Meeting adjourned at 9:00 pm.

**Respectfully submitted,
Arlette Clayton
Secretary/Treasurer**