

Florence Overlook Homeowners Association (FOHOA)
Minutes of Board of Directors Meeting 2023/1
January 19, 2023
7:00 PM
Joyce Residence, 6137 Stegen Drive
Website: <https://sites.google.com/site/fohoasite/>

Called to Order: This BoD Meeting began at 7:08PM.

In Attendance: Jeff Bobich (President), Daniel Elder (Vice-President), Carol Joyce (Secretary/Treasurer), and Susanna Kavanaugh (ARB Chair). Beemnet and Hanna Yilma (Lot 15) attended.

Agenda Approval: The meeting agenda prepared by the Secretary was approved by the Board.

Minutes Approval: The minutes for the December 9, 2022 Board Meeting.

TREASURER'S REPORT

- a. **Review of Current Fund Balances.** The current state of the association funds (from the November 2022 Financial Statement) are good. A discussion regarding funding for landscaping service by Lopez Landscaping will continue monthly to include the winter months.
- b. **Review of Status of Homeowners Dues.** State of dues still pending with many homeowners. Secretary/Treasurer will continue to monitor.

OLD BUSINESS

- a. **CY2022 Community Events**
 - a. **FOHOA Holiday Party.** The FOHOA Holiday Party of December 10, 2022, was a success. Hosts did not request reimbursement.
- b. **Board of Directors CY 2022 Plan of Action**
 - a. **September 8, 2022, Board Meeting Minutes.** Corrected by Secretary.
 - b. **FOHOA Website Modernization.** Vice-President discussed content of website and number of years documents should be displayed. Board agreed on 5 years back (2018-2023). Website folders would be categorized as follows: Board Members, By-Laws, Articles of Incorporation, Sentry Management Contract, Reserve Study, Board Agendas, Board Meeting Minutes, Taxes (Fed/State), Neighborhood Roster, Insurance, ARB Forms, etc.
 - c. **BoD Handbook Update.** The President has for action and anticipates having this completed by early in the year.
 - d. **Reserve Study Update.** President completed the reserve study and will forward to the Board members for signatures.

- e. Renewal of Sentry Management Contract. President and Secretary completed final edits to draft contract and President forwarded to Sentry Management for final review and acceptance. Anticipate signing contract by all parties soon.

c. Ongoing Initiatives

- a. Signs in Common Area A. President and Vice-President put up signs in common area on December 27 2022. Additional signs held in reserve.
- b. Survey Markings. Secretary has for action. Will wait until after winter season, but LPC Inc. standing by to provide estimated cost of the work.
- c. Parking Lot Items. Board further discussed placing Florence Overlook signs on Rebecca Jane Way, and possibly arranging a Welcoming Committee. Plan is to research types of posts and go out to neighborhood with some options.

d. Architectural Review Board Report. Nothing new reported.

- e. **Florence Lane Traffic Calming. Still pending.** The President has been coordinating with Huntington Forest HOA President, Montessori School Representatives, and the County to minimize speeding on Florence Lane. County denied traffic lights and stop signs but is considering putting speed bumps at the intersection of Florence Lane and Gentle Lane/Rebecca Jane Way.

NEW BUSINESS

- a. **Appointment of New Officers and Positions.** There were no volunteers to join the Board, and so the former President decided to remain on until a new member can be identified and mentored through the earlier part of the year.

With that, the Board voted to keep the same Board members and in their same positions.

Jeff Bobich as President, Daniel Elder as Vice-President, and Carol Joyce as Secretary/Treasurer. ARB Chair (Susanna Kavanaugh) and members remain the same.

b. CY 2023 Community Event Dates

- i. Spring Picnic (June 10)
- ii. Fall Picnic (September 16)
- iii. Annual Meeting (October 29)
- iv. Holiday Party (December 9)

OPEN FORUM: New neighbors (Yilmas) were present and the Board provided them information about the FOHOA, neighborhood, and local rules. The Board and ARB Chair answered their questions, to include a discussion about flags rules.

Next Board Meeting Date: Thursday, March 9, 2023, at Bobich home.

FOHOA Board of Director Minutes of 23-01-19

Meeting adjourned at 8:18PM.

**Respectfully submitted,
Carol Joyce
FOHOA Secretary/Treasure**