

Florence Overlook Homeowners Association (FOHOA)
Minutes of Board of Directors Meeting 2022/4
December 9, 2022
6:00 PM
Elder Residence, 6124 Stegen Drive
Website: <https://sites.google.com/site/fohoasite/>

Called to Order: This BoD Meeting began at 6:08PM.

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

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

Minutes Approval: The minutes for the September 8, 2022 Board Meeting were approved by the Board with minor recommended changes to the "New Business" section. The minutes for the 30 October 2022 Annual Board Meeting was approved by the Board.

TREASURER'S REPORT

- a. **Review of Current Fund Balances.** The current state of the association funds (from the November 2022 Financial Statement) are good.
- b. **Review of 2022 Budget.** State of 2022 Budget good, pending future payment for 10 December 2022 FOHOA Holiday Party and continuing work from Lopez Lawn & Landscape Service to Common Area B. New 2023 Budget was submitted to Sentry Management.

OLD BUSINESS

- a. **CY2022 Community Events.**
 - **FOHOA Holiday Party.** The FOHOA Holiday Party for the next day, December 10, 2022, was on track. Only one resident volunteered to host it, so the party was scheduled from 6:30 to 9:30PM. A number of residents RSVP'ed and volunteered to bring food via the SignUp Genius. The Vice-President would be unable to attend.
- b. **CY2022 Plan of Action.**
 - **Update to FOHOA Directory and Plat.** The Secretary presented updated copies of the FOHOA Director and Plat to the Board.
 - **FOHOA Website Modernization.** The Vice-President is still working on uploading documents to the new website prepared. The Board recommended he go into the old website and transfer the existing documents to the new website. The Secretary will provide last year's documents via email.

- **Reserve Study.** The President presented a draft of the Reserve Study to the Board and it was approved by all members. It was decided that all Board members would sign it and return to Sentry Management before the end of the year.
- **BoD Handbook Update.** The President has for action, and anticipates having this completed by the end of the year/end of his term.
- **Parking Lot Items and Welcoming Committee.** Board had a follow-on discussion regarding 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.

c. **Ongoing Initiatives.**

- **Signs for Common Area A (Forested Area).** Vice-President will be posting signs to Common Area A on 27 December 2022 @ 1000.
- **Survey Markings for Common Area A (Forested Area).** Secretary has this for action. May need to wait until after winter season, but LPC Inc. standing by to provide estimated cost of the work.
- **Consolidation of Truist Bank Accounts into Pacific West Bank.** The latest Financial Statement by Sentry Management shows that this has been accomplished. All accounts are now with Pacific West Bank.
- **Renewal of Sentry Management Contract.** Secretary will revise edits/comments to Sentry Management's draft contract and return to President and Sentry.

d. **Architectural Review Board (ARB) Report.** ARB Chair discussed recent homeowner request to paint the brick to their house. No other FOHOA resident has painted the brick portion of their homes. First, Section 6 of Article VII states that ARB must "approve, modify, or disapprove a correctly filed application within 45 days of the receipt of the application." The application was filed via email on October 30, 2022. The ARB was still within the established timeline. Section 10 of Article VII states, "No person shall paint the exterior of any building or portion thereof, a color different than the original color of said building or portion thereof without the proposed color having been first approved in writing by the ARB." The Board and ARB agreed that there are no pre-approved colors by the FOHOA for a homeowner to paint the brick of their home. Therefore, the Board informed the ARB Chair that it would not approve the request at this time, and ARB Chair agreed to pass along the Board's decision to the homeowner.

e. **Florence Lane Traffic Calming.** 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

Officers for 2023. Currently no homeowner has come forward to fill the vacancy of the Board for 2023.

OPEN FORUM: No other members of the Association were present for the meeting, so no open forum.

Next meeting: It was discussed that the next meeting will be either Thursday, January 19, or January 26, 2023, the Joyces' home.

Meeting adjourned at 7:30PM.

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