

Florence Overlook Homeowners Association (FOHOA)
Minutes of “Executive” Board of Directors Meeting 2022/1
March 24, 2022
5:30 PM
Bobich Residence, 3401 Rebecca Jane Way
Website: <https://sites.google.com/site/fohoasite/>

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

In Attendance: Jeff Bobich (President), Daniel Elder (Vice-President), Carol Joyce (Secretary/Treasurer) were present.

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

Minutes Approval: The Executive Meeting Minutes from 4 March 2022 were prepared by the Secretary and approved by the Board.

NEW BUSINESS

a. **Treasurer’s Report.**

- **Current Account Balances.** The recent financial report reflects that the budget is tracking as predicted. Secretary will ask Sentry Management for access to the Budget.
- **Delinquent or Overpaid Homeowners.** The Secretary informed the Board that all homeowners were current on their dues. No one was showing delinquent on their payments, except one member had minor outstanding amount of \$1.50.

b. **Meeting Schedule.** The Board scheduled the upcoming year’s meeting as follows:

- 12 May (Thursday) – Vice-President’s (Daniel’s) House
- 14 July (Thursday) – Secretary’s (Carol’s) House
- 8 September (Thursday) – President’s (Jeff’s) House

c. **CY2022 Community Events & Selection of Dates.** The Board scheduled the upcoming year’s events as follows:

- Spring Picnic – 4 June (Saturday)
- Fall Picnic – 17 September
- Annual Meeting – 30 October (Sunday) @ 4pm, at President’s (Jeff’s) House
- Annual Holiday Party – 10 December (Saturday) – Venues TBD

d. **Board of Directors CY2022 Plan of Action.** The Board discussed the following actions that need to be addressed during the year.

- Walkthrough of the Common Areas. Board was to walk through common areas on Saturday, 23 April @ 1000, but it has been changed since the meeting to Saturday, 14 May @ 1000. Also, a “clean up” day for the cemetery was discussed and the Board decided it would take place in the fall.
 - Update to FOHOA Directory and Plat. Secretary will update.
 - FOHOA Site and Web Forums. Vice-President will work on these and update.
 - Insurance Coverage Review. Secretary will request latest insurance documents from Sentry Management.
 - Reserve Study. The Reserve Study is long overdue and the President is going to initiate getting it done.
 - BoD Handbook. All Board members are reviewing the draft in order to finalize it.
- e. **Notice to FOHOA Residents**. The current President will inform all FOHOA residents via email of the new Board members and upcoming events. [This email went out on 27 March 2022].
- f. **Architectural Review Board**. The Board discussed checking on who is still on the ARB, and to invite them to the meeting.

NEW BUSINESS

The Board discussed the following additional matters:

- FOHOA Taxes. The Board determined that taxes will need to be completed, possibly for 2020 and 2021.
- Sentry Management Agreement. The agreement has expired in December 2021 and there has been no negotiations with Sentry Management regarding a new agreement. The Secretary will inquire about a new agreement.
- Community Watch. The Board discussed the possibility of having a Community Watch Committee.
- Signs for Common Area A. The Board discussed replacing the signs in Common Area A.
- Welcoming Committee. The Board discussed the possibility of a Welcoming Committee for future new residents.

OPEN FORUM: Due to the establishment of the new Board, this was an “Executive” Board meeting, and therefore there was no open forum.

Next meeting: Thursday, May 12, 2022 at 7:30 p.m., at Daniel’s home.

Meeting adjourned at 8:45PM.

Respectfully submitted, Carol Joyce (FOHOA Secretary)