

Florence Overlook Homeowners Association (FOHOA)
Minutes of Board of Directors Meeting 2018/5

September 27, 2018

7:30 PM

Joyce Residence, 6137 Stegen Drive

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

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

In Attendance: Jeffrey Bobich (Pres), Lee Beckham (V-Pres), Carol Joyce (Sec-Treas), Carol Klase (ARB), Gene Clayton (Resident) and Johan van Zyl (Resident) were present.

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

Minutes Approval: The Secretary summarized the minutes from the 28 June 2018 meeting and the minutes were approved as submitted.

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

TREASURER'S REPORT.

- **Current Account Balances.** The recent financial report reflects that the budget is tracking as predicted. The overall balance of the budget is \$29,609.00. There is a current year surplus of approximately \$900.00 in the account.
- **Expected Cash Business at End of 2018.** The expected cash business for the end of the year was discussed.
- **Delinquent or Overpaid Homeowners.** The Secretary informed the Board that all homeowners were current on their dues.
 1. No one was delinquent on their payments, except some minor amounts (such as \$3.00 and \$1.63, and \$1.50). The Board agreed that the Treasurer request Sentry Management "waive off the small amounts."
 2. Further, there were five (5) residents with an overpayment. Some minimal, but there was a \$35.25, \$50.13, and \$310.00 amount. The Secretary will verify the latter figure because the resident does not recall making an overpayment.

OLD/CURRENT BUSINESS:

- **Upcoming Social Events.**
 1. **Fall Picnic Cancellation.** The Fall Picnic originally scheduled for Sunday, September 16th, then rescheduled for the following Sunday, September 23rd was cancelled due to severe weather conditions. The Board agreed to reimburse the Secretary/Treasurer for the rental of the Bouncy House because it was checked out for the September 23rd date

before the event was cancelled. The thought is to start having the picnics on Saturdays vice Sundays. No decision was made on this thought as of yet.

2. **Planning for Annual Meeting, Wine and Cheese Social, for Sunday, Oct 28.** The Board changed the Annual Meeting from 14 to 28 October. President offered his home as the venue. There will be a slide presentation with information for the residents. The plan is to have the following timeline: 4:00-5:00: Social Hour, 5:00-6:00: Meeting, and then 6:00-7:00: Q&A Period.
 3. **Scheduling Executive Board Meeting before Annual Meeting.** The President recommended that only the Board Members will meet, if necessary, for an Executive Meeting to go over the details for the Annual Meeting.
 4. **Planning for Holiday Party, for Saturday, Dec 8.** It was mentioned that the Douglas's may offer their home for the hors d'oeuvres portion of the event. We still need another family to volunteer their home for the desserts.
- **Common Areas.** The hiring of an arborist was mentioned again at this meeting. Some recommend we have an arborist look at the trees in Common Area A, others are agnostic. The Board decided that the Secretary contact Dave Lopez for an estimate of taking down the one dead tree in Common Area A that has a red ribbon tied around it.
 - **Exterior Maintenance.** The Board discussed having Ms. Entela Vangjeli (Sentry Management) send a warning letter to the resident at [REDACTED] because there are several concerns with the house, and there has been no sign of activity toward making improvements. Several discrepancies were noted by the Board to include in the letter.

Discussion about trash cans and homes with mold came up again, but President decided that we would wait until after the Annual Meeting to address more formally with the neighbors.

Also, the conversation of an adjacent neighbor from Beech Tree may have been cutting stones close to the Common Area line and causing dust. May be putting large rocks for drainage into yard, but actual project unknown. However, the discussion of having a picture of the Common Area attached to the Beech Tree Letter was suggested.

NEW BUSINESS

- **Architectural Review Board Update and Future Chairperson.** The ARB rep (Carol Klase) gave an update to the Board. Only matter discussed was [REDACTED] request for a cover over his front door. All other requests were tracking. No issues except for [REDACTED] noted above.
- **Update to FOHOA Directory and Plat.** The President passed that he continues to update the email roster (due to new neighbors) and review the plat to ensure all information is correct.

- **Agenda for Annual Meeting.** Several matters will be addressed via powerpoint slides at the upcoming Annual Meeting. The Vice-President and Secretary/Treasurer will look over the slides to discuss their matters at the upcoming event.
- **Proposed Budget and Dues for 2019.** Board discussed the Proposed Budget for 2019, but no vote as to final approval was made at this time. It was discussed that the dues will remain at \$300.00 for another year.
- **Officer Candidate for 2019-2021 (3-Year Term).** President will announce, at the Annual Meeting, the need for volunteers for a new Board Member and ARB Chairperson. He will also send out an email to see if there are any takers.

Next meeting: Thursday, November 29, 2018, 7:30 p.m., location TBD.

Meeting adjourned at 9:00 pm.

Respectfully submitted,

Carol K. Joyce

Secretary/Treasurer

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Attendees: Board of Directors Members Lee Beckham, Jeff Bobich, Carol Joyce, Architectural Review Board Chairperson Carol Klase, and other interested residents of Florence Overlook.

I. Opening 7:30 PM

II. Approval of the Agenda

III. Approval of the Minutes from the 6/27/18 Board Meeting

IV. Open Forum

- a. Members of the Board and Community are invited to discuss any topics of interest

V. Treasurer's Report

- a. Current Account Balances
- b. Expected Cash Position at End of 2018
- c. Delinquent or Overpaid Homeowners

VI. Old-Current Business

- a. Upcoming Social Events
 - i. Annual Meeting / Wine & Cheese Social, Sunday October 28
 - ii. Holiday Party, Saturday December 8 (hosts needed)
- b. Common Areas
- c. Exterior Maintenance

VII. New Business

- a. Architectural Review Board Update and Future Chairperson
- b. Update to FOHOA Directory and Plat
- c. Agenda for Annual Meeting
- d. Proposed Budget and Dues for 2019
 - i. Reserve Study
- e. Officer Candidate for 2019-2021 (3-Year Term)

VIII. Adjournment

IX. Executive Session (as Needed)