

VILLAS AT AUBURN MEADOWS HOA QUARTERLY MEETING

February 25, 2024 – 3:30 p.m.

MINUTES

Present:

Board Members:

Kay Cannon, Georgia Fiering, Mike Smith, Burke Langrall, Jeanne Edmondson, Gloria Straka, Deanie Gustin

Resident Members:

Debi Churchwell, Mark Turner, Kaye Jones

Meeting was called to order by Mike Smith, President.

Reports:

Minutes: A motion to approve the February 17, 2024 minutes was made by Georgia and seconded by Deanie. Motion passed.

A Handout for “HOA Amendment Questions” was distributed to all and discussed. The Handout had been forwarded to HOA Attorney Matthew Winton for his use in preparing our Amendment. Mr. Winton told Mike he hopes to have the Amendment ready in the next week for our review. Upon receipt, a subsequent Board meeting will be scheduled to review the Amendment for final board approval.

Financial: Kay Cannon distributed Budget Report to include Current Status {to include 4th quarter 2023} and Revised 2024 Budget. A motion was made to approve revised 2024 Budget by Deanie and seconded by Georgia. Motion passed. Also discussed was moving money from the reserve to 2-month CD's at 4.5% and continue rollover every 2 months. A motion to approve moving money to CD's was made by Jeanne and seconded by Deanie. Motion passed. An additional suggestion was made to take money out of checking to put in a 2 month CD to gain interest, until we need it. Another motion to approve taking money out of checking to put in another 2-month CD until needed was made by Deanie and seconded by Kay Cannon. Motion passed.

Old Business:

- Discussion of Proposed Amendments – status update. This was done this week and sent to Board.
- Continuing non-compliance with requests from Architectural Committee/Board: Haven't sent that back yet. Are we going to continue sending letters or start over? It was decided to start over once new Amendment has been finalized and recorded. We have no policy; still need a policy.

Committee Reports:

- Architectural Committee: Burke Langrall.
- Joining Burke will be Jeanne Edmonson and Mark Turner.

- Beautification Committee: Deanie Gustin. Deanie will be sending email to all residents to see who is interested in helping and/or being on the committee.

New Business:

Auburn Meadows Update: Deanie Gustin.

- Spring Garage Sale April 26-27 – gates open for both days
- Easter festivities, March 30, 11-1
- Next Auburn Meadows meeting – May 21 @ 6:30 at the clubhouse
- Next VHOA meeting - Sunday, May 26 @ 3:30
- 4th of July celebration will be June 22.
- Suggested speed bumps or flashing red sign to stop speeders on Auburn Meadows Drive.
(cost prohibitive).

Lawn service update: Tim Holden (City Lawns) will be trimming the Crape Myrtles and adding mulch to the entrance flowerbeds. This will be done the first few weeks in March.

Public Notice Board: The Beautification Committee will research options for best fit/best price for a public notice board for our street.

Solar Panels on roofs were discussed. Mike will check with HOA Lawyer Matthew Winton to see what experience he has had and his recommendations.

A motion to adjourn was made by Georgia and seconded by Deanie.

Meeting adjourned at 5:00 p.m.

Debi Churchwell
Recorder