

YCHCHPOA Meeting Minutes

March 24 2021

4PM Peel Home Called to order by David Campbell

(David, Brian, Barb, Jason, Tony present)

1. Treasurer – Present Balance \$10588.35
2. Discussion on By Law Changes – How are we going to do this?
 - a. Assessment fee increase
 - b. Interest – set up in Quick Books? When does it calculate?
 - c. Invoice vs Statement?
3. 31 statements re-sent to new addresses Brian and Barbara Located
4. Discussion on Liens (red address = returned mail)
 - a. Liens for all outstanding fees \$1000 and greater
 - b. 54 have been written and notarized Notary cost \$300. (\$5 each) 5 needed change/add.
 - i. Copies have been made for mailing.
 - ii. Labels made.
 - iii. Certified and return receipts made. (cost 6.45 each + .55 stamp + .10 = approx. \$7.10 to process for a total of 50 to 60.00 per person to file.)
 - iv. Envelopes stuffed and labeled ready to be mailed.
5. Discussion on Plots for sale

Y12 Lot	Zillow	\$65,000
H4 Lot	Zillow	\$45,000
H34 House	Seaglass	\$695,000
H 57 Lot	Zillow	\$58,000
H62 Lot	Zillow/Seaglass	\$47,000
H63 Lot	Zillow	\$39,000
H92 Lot	Zillow	\$35,000

Recently
Sold
H 55
H21

Barbara Has
spoken with
both owners.

6. Discussion of Next steps
 - i. LT GOV OFFICE – Drop them off with a check for \$1378. (\$26 each) (53 liens)
 1. H97 Vyas has started to make payments and promised to pay off in April.
 2. Y16 Modern Roads – Realtor/bank in contact about sale
 - ii. Certified mail return receipt \$6.45, Label \$.10, Envelope, .06, Stamp .55, ink? = \$7.25 approximately
 - iii. Processing
 1. Writing lien
 2. Printing lien
 3. Notarizing (Brian & Barb)
 4. Copying liens
 5. Printing lien copies
 6. Searching for addresses

7. Creating labels
8. Printing labels
9. Getting certified and return receipts.
10. Filling out Certified and return receipts.
11. Mail – insert lien, attach certified and receipt and stamp.
12. Take Liens to LT Gov Off with check
13. Take to USPS and have each of 69 envelopes handled by postal worker with check.
14. Enter cost charges to owners in Quick Books.
15. What do we charge for S&H? What do we charge for processing?
- iv. Total for Certified mail \$452.10 How should we pay?
7. Discussion Drop Box
 - a. YCHCHPOA shared files
 - i. Barb-Red, Brian-B, Dave-Green, Jason-Purple, Tony-Orange
 - ii. Use this color if you make changes. Drop Box notifies us that you made changes and how many. After 1 week Barb will change text to black.
 - iii. Barb will include Monthly Treasurers report file.
8. Discussion Old Business (Continuing Business)
 - i. Using www.usvi.mapgeo.io for good neighborhood maps.
 - ii. Discussion of improved lots vs unimproved lots.. Is tennis court and improved lot? Need to verify wording in by laws
 - iii. Discussion of government owned lots (should they pay hoa)
 - iv. Where is lot 78A 1.3 acres
9. Discussion of Contacting Realtors, Mortgage Companies, and lawyers
10. Discussion on Articles of incorp. And by laws needed to be on Web page
 - i. Discussion on proxy votes: need to read proxy section in by laws, how does proxy voting work? How many people are needed to make a vote?
11. Discussion Who upkeep FB and Webpage? (who hosts our website, brian is going to ask Ken)
12. Discussion Should minutes be on web page? (general consensus was No)
13. Discussion Monthly newsletter on FB (not practical due to time)
14. Discussions for future
 - a. Collection Agencies
 - b. Updating owner information
 - c. Road signs
 - d. Road mirrors
 - e. Roads

Useful sight US Virgin Islands - MapGeo

15. Discussion of registering new board with the lieutenant governor?

Meeting Adjourned 5:40 PM David and 2nd By Brian