

Minutes
Board Meeting/Homeowners meeting
June 13 2023, Building 1

President Stan Williams called a the meeting of the board to meet in the the library at 6:30 p.m. prior to the homeowners meeting. Those present were Stan Williams, Martha Satterfield, Tracie Watson, George Kemp, June Fennell, Grace Martin, Bonnie Hartle and Eulis Lancaster. Absent: James Arnold. Darlene Shelton represented the management company, Halo Realty LLC.

Two items of business were shared by president, Stan Williams. The first was the proposal of Otis (elevator company) to add a soft start to the elevator in Building 2 which has stopped 3 times in the last month. If purchased and the elevator then failed the soft start equipment could not be used on a new elevator. After discussion it was decided to wait on the cost of replacing the elevator before making decisions regarding the soft start.

Stan then shared with the board the bids for taking out the trees in the front of the building which are obstructing the security lights. A motion was made by George Kemp and seconded by June Fennell to hire K&S Tree Service to complete the job. All members were in favor.

The members of the board then relocated to the Party Room in Building 1 for the Homeowners meeting.

President Stan Williams called the meeting to order.

James Arnold opened the meeting in prayer.

Roll call was made by Secretary, Tracie Watson. All members of the board were in attendance.

Approval of prior minutes- A motion was made by Stan Williams to accept the minutes previously emailed to the board for the last board meeting dated May 9, 2023 and May 24, 2023. A second by Bonnie Hartle to the motion was made and it was unanimously approved by all to accept the minutes as presented.

Financial Report: George Kemp, treasurer gave a overview of the finances to the homeowners. He reported on the increase cost of \$12,000 a year on the insurance effective July 1st. He indicated we were in pretty good financial condition.

Board member Bonnie Hartle gave a report to the homeowners regarding the project of working with HALO and the lawyer on updating the wording on the Rules and Regulations as well as looking into an amendment to the Bylaws to change the bylaws to an owner occupied complex no longer allowing renters, however allowing owners of current rental property to continue to rent until such time that their property was sold or

no longer titled in their name. Bonnie also reported that there will be a delay in the dryer vents being cleaned out due to the roof damage but that she has the list of all those interested and they will be the first back on the list when project is possible.

Presidents Report: Stan Williams gave a report to the homeowners of various repairs that has been going on since the last homeowners meeting. This included several plumbing issues in both buildings, replacement of electrical plugs and florescent lights. He reported on the security lights out front being blocked by the trees and that the board had voted to have them removed. He reported that the board had met with Centennial Roofing and they have been selected to work with our insurance company on the repair of the roofs due to damage during the March 3rd storms. He also reported that it has been noticed that a balcony skirt behind building 2 has come loose for the skirt and James Arnold is in the process of finding a contractor. He made mention of requesting several violation letters being sent to owners in an effort to keep the property in good order.

Darlene Shelton from HALO greeted everyone and discussed the letter the board had received regarding the new state law that all condo unit must have a reserve study every 5 years. She indicated this study would cost between \$8,500 and \$10,000. She is working on finding a company to complete this project in 2024 as the deadline for completion is January 1, 2025.

No homeowner comments were made from the homeowner sign up sheet.

A motion was made by Stan Williams and seconded by James Arnold to adjourn.