

REGULAR MEETING OF THE BOARD OF DIRECTORS - MEETING MINUTES
DATE: JANUARY 19, 2022
TIME: 7:00 P.M. LOCATION: ZOOM

1. Established a quorum with all board members, meeting called to order at 7:01 p.m.
 - a. Eddie Greene, Eric Horn, John Denkler and Jason Hamilton
2. Jason Hamilton made a motion to approve the meeting minutes from Oct 18, 2021 and Dec. 8, 2021, Eric Horn 2nd, motion carried, minutes approved.
3. Eddie Greene affirmed that the KAH Contract for \$15K was approved by the Board via email vote.
4. President's Report
 - a) The Board approved and signed a 3 year extension with Certified Mgmt.
 - b) The architect is 50% done with clubhouse plans, once the plans are completed, they will go out to bid in early February.
5. Treasurer's Report
 - a) **Balance Sheet**
 - Still strong, net income increased another ~\$ 5.3K (excess revenue over expenses) between Oct and Dec
 - Liquid Strategy for Operating account combined with low interest rates led to not renewing SusserBank CD in October. Operating account has enough funds to cover budgeted remodeling and capital improvements in 2022
 - b) **Income Statement**
 - \$43.3K favorable vs budget through 12/31/2021 - \$19.3k higher revenue, \$24K lower expenses
 - \$13.2K due to less capital improvements
 - \$3,950 paid to KAH in October for Architectural Consulting
 - \$3,600 paid to JPH Land Surveying in November for Topographic Survey
 - \$7.6K due to less maintenance - primarily pool repairs - Offset by unfavorable \$2.4K for gate repairs
 - \$3.1K due to less Recreational Expense
 - \$3.2K due to less utilities, primarily electricity
 - \$15.9K due to AmTrust Claim revenue received for insurance claim from storm damage
 - \$2.7K due to credits received for attorney fees
6. Manager's Report

CMA gave overview of the duties they have performed on the Board's behalf.
7. Old Business:
 - a) Jason Hamilton made a motion to approve the Legislative rules, Eric Horn seconded, motion carried, rules approved.
8. New Business:
 - a) Eddie Greene reported that per the CMA contract, they will attend 4 Board meetings a year and one annual, just wanted to bring that to the Board's attention as in the past the Board was meeting bi-monthly.
 - b) Eddie Greene reported that with the new CMA contact the fee for the 2nd violation letter is increasing to \$20 per letter, Eddie Greene inquired as to whether the Board wants to move into a new policy eliminating the friendly reminder and moving straight to the 2nd notice. Discussion. John

Denkler made a motion to leave enforcement policy the same, Eric Horn seconded, motion carried.

- c) Eddie Greene advised that there are one monthly violation inspections of the community, do we want to increase that during the Spring and Summer months? Discussion. Eddie Greene made a motion to increase the inspections as the Board deems necessary, Jason Hamilton seconded. Discussion. Eddie Greene amended his motion to increase inspections as the Board deems necessary for the April – October timeframe, John Denkler seconded, motion carried.
- d) Eddie Greene reported that pool furniture needed to be brought out by March 10th.
- e) Board discussed Zoom option for Board meetings, it was decided the Board would still meet in person with the added Zoom option.

9. Next Regular Board Meeting

Wednesday, April 20, 2022 @ 7:00PM

10. Meeting adjourned at 7:36 PM

11. Executive Session – 7:37 PM

12. Eddie Greene made motion to adjourn Executive Session at 7:55 PM, Eric Horn seconded, meeting adjourned