

BOARD OF DIRECTORS MEETING MINUTES

Location: Via Zoom Video Conferencing

Minutes Prepared By: Bonnie Shows, Secretary

Board Members Present: Allen Baker, Albert Bosch, Linda Intschert, Barry King, Melissa Nelson, Don Shackelford, Bonnie Shows,

Board Members Absent: John Spire

1. The meeting was called to order at 7:00 pm.
2. Roll was called and a quorum established.
3. Welcome Visitors.

Will Echols, Attorney; Brandon Chambers, resident and board-elect; Melvin Gilbert, resident; Odilia Medlin, resident and board-elect; Larry Railey, resident

4. Public Comments.

Homeowner Melvin Gilbert asked about our deed restrictions regarding fencing, unleashed dogs, and commercial vehicles. Will Echols advised the Board not to give advice to remedy outside of the board's jurisdiction. The board thanked Mr. Gilbert for attending, voicing his concerns, and he would be contacted by a board member with instructions to file a complaint to the board through our website.

5. Secretary's Report.

The October minutes were provided and distributed via email prior to the meeting. No comments or corrections regarding the minutes.

A recap of the election results from the annual meeting:

- a. 2021 Budget: Approved
- b. 2021 Board Members: Albert Bosch, Brandon Chambers, Linda Intschert, Toni Isaacs, Barry King, Kristin McLaughlin, Odilia Medlin, Bonnie Shows
- c. Recycling Container Upgrade: Approved

Letters to all homeowners were mailed December 9, 2020, regarding the exchange from the 18-gallon tote to the 65-gallon wheeled cart. The deadline to refuse the cart was December 20.

Barry made a motion to accept the Secretary's report; Linda seconded. Motion approved.

6. Treasurer's Report.

The October financial reports were provided and distributed via email prior to the meeting. Linda made a motion to accept the Treasurer's report; Allen seconded. Motion approved.

7. President's Report.

Complaints and Inquiries:

A second complaint was made against a homeowner on Rose Cottage Drive for parking a trailer in the drive.

A complaint was made against a homeowner on Rose Cottage Drive for piling pine needles and leaves in the cul-de-sac allowing them to be washed down the sewer when it rains.

Changes to the upcoming renewal for insurance will include a reduction in coverage (COVID-19 clause). Albert will review these changes in the policy and inform the board.

Linda made a motion to accept the President's report; Barry seconded. Motion approved.

8. Architectural Control Committee.

No requests were submitted this month.

9. Old Business.

Allan made a motion to rescind the motion Barry made in October (below); Don seconded. Motion fails.

From October minutes: Barry made a motion to transfer 75% of excess cash (receipts for current year and all prior years less expenses incurred this year and prior years) to the capital reserve this year and going forward; Don seconded. Motion approved.

10. New Business.

Barry made a motion that the transfer of title to any trust is a transfer subject to our transfer fee; Don seconded. Motion approved.

Barry made a motion that the 2021 maintenance fee assessment remain \$525; Melissa seconded. Motion approved.

Barry made a motion to increase the resale certificate fee to \$400; Allen seconded. Motion approved.

11. Executive Session.

The board entered executive session at 8:07 pm.

The Board will send a formal letter to address complaints on Rose Cottage Drive.

The board exited executive session at 8:19 pm.

Barry made a motion to transfer 50% (instead of the previous 75%) of excess cash (receipts for current year and all prior years less expenses incurred this year and prior years) to the capital reserve this year and going forward; Don seconded. Motion approved.

12. Adjourn.

Don made a motion to adjourn at 8:20pm; Linda seconded. Motion approved.