

HOA Board Meeting  
July 30, 2019

In attendance: Larry Stevenson, Thomas Marangoly, Henry Davis, Martha McKim, KayMarie Briddell, Yahnira Backus, Van Free

- Meeting called to order at 5:35 p.m.
- Minutes from June 14, 2019 approved.
- Board discussed emailing of HOA Board minutes to homeowners. The website is not user friendly and definitely not mobile friendly. We currently get three email blasts per month, and we will use one of these for sending the minutes. Need to put a disclaimer on the emails. The motion to email HOA Board minutes to homeowners was voted on and unanimously passed.
- The board discussed the recent audit. Everyone confirmed receiving a copy of the audit. Concerns about the cost of landscaping were discussed. Question about weather our spending necessarily showing in the amenities was raised.
- Board discussed if we see the cancelled checks
- Board discussed our “bad debt” situation, which means the number of people not paying dues. We are actually doing better since Knox is taking care of it.
- Board discussed new website update. We had approved the creation of a website at a previous meeting. Three companies were called. Motion to use Kindred was voted on and passed unanimously.
- Board discussed getting a new HOA Attorney. There is a concern among some members that there could be a conflict of interest since the current attorneys have connections to Lowder. Argo is already doing collection of dues. Board will consider them after analyzing cost and other factors. Motion to hire a new HOA attorney was voted on and passed unanimously. Board agreed to interview multiple candidates.
- Board discussed desk audit. We will have an independent volunteer with State experience come to do it at a future date. A desk audit is when a person comes in for eight hours and assesses responsibilities of all staff. It is like a time study. When audit is done, a 12 month period will be assessed. The 440 (job tasks) will also be assessed. The office staff will know when the Auditor is coming so that they can be prepared.
- Board discussed new hires. The Saturday part-time position needs to be filled. Motion to follow the process of being hired was voted on. This was the results of the vote: KayMarie voted yes, Van voted yes, Larry voted yes, Henry voted yes, Thomas voted yes, Martha voted no, Yahnira voted yes. A document will be made to show the process and steps to follow in hiring. Salary is decided by the Board. Board approval is needed for hiring anyone into a full-time position.
- Board discussed the fence along Deer Creek Way. The aesthetics as well as safety were discussed. Board discussed the need to find more quotes for removal of debris so that fence can be built. The motion to erect the fence was made, and the following was the vote results: Larry: no, Henry: yes, Thomas: yes, Martha: no, Yahnira: yes, KayMarie: yes, Van: yes. The motion was approved.

- Board discussed General Manager driving through the neighborhood. The motion was made to ensure that GM should still drive through the neighborhood to check for violations and other issues. It was confirmed.
- Board discussed a possible HOA Management Team.
- Board discussed the possible expansion of the Fitness Center.
- The Board discussed Pod Reps inviting homeowners to meetings. It was suggested we limit it to one or two people at first and see how it goes. It was approved.
- The Board opened the meeting to comments.
- Glenn Pruitt is coming to National Night Out on August 6. It starts at 5:30 p.m.
- Meeting was adjourned at 8:07 PM