

HOA BOD Meeting 10/29/2023

Attendees: Christa Luna, Secretary and Bert Neuman, Treasurer

The following Items were discussed

- 1) Christa - to send an email to Homeowners regarding the following:
 - a) Reminder to send HOA item discussion and concerns for the November HOA Meeting
 - b) Reminder to send all inquiries to info email, no phone calls

- 2) Bert - Korsen will contact him within 2 weeks. The questions to ask is 1) Do we need new fire extinguishers 2) if we do need new extinguishers - what type? How often do they need to be serviced? 3) how many do we need to be up to code? Gym? Clubhouse?

- 3) Christa - Woodmill Trace sign. Emailed EREM for the sample for approval so Flying Donkey can go into production.

- 4) Bert - Trash Can lids to be sent to EREM and sent back. We put them back in the boxes and Bert will take them back to EREM.

- 5) Christa - Will take Thirsty Thursdays off the Woodmill Trace Calendar. I texted Jennifer and she said they stopped them this summer.

- 6) Bert - Clubhouse Rental on 11/12. Bert called Laura Erzren and left her his phone number to coordinate. Her phone number is 563-508-0454

- 7) Bert - Clubhouse Fans. The decision at the meeting today was to take the fans back to Home Depot, if possible. There are only 2 ways for this installation and the first way will not be the best option. For the cost of \$1500 or so the BOD members today decided to return the fans and repurchase/regroup after the BOD gets a good handle on the overall finances. The installations: 1) Support bracket mount for \$258. This will only allow the fans to be installed on a bracket (this is not there currently - note the lights currently installed are only mounted for lights and they are on a timer). The fans would only be functional via the timer - come on automatically at night and turn off in the morning. 2) pay \$1500 to put the fans on its own circuit with a switch to be controlled when people want them in use. The values are secretary estimates - not true values but close to what was

provided. The BOD members decided this cost was similar to the Holiday decoration cost and is not needed at this time. This is to be tabled until next year.

- 8) Anise - Pine Straw - Will be placed in the trial zone starting 31 October. The BOD has concerns regarding issues the homeowners concerns. Christa to send email to Anise regarding evidence regarding Pine Straw. Bert mentioned that a bunch of pine straw is in the empty grassy area. We are not sure who put it there or if this is part of the trial area.
- 9) Lane/Hardy Issue. Christa emailed the homeowner that posted the HUD letter and asked for a readable copy for review. Christa suggests contacting Lane to see if there has been any movement as she saw her and the Hardy's talking a few days ago.
- 10) Anise - Pool to be covered on 31 October
- 11) Anise - Pool Committee to store umbrellas and bases to the pool room
- 12) Christa - RV Lot - trailer - stop all discussion with EREM regarding the trailer. Christa has already sent email out to EREM and called EREM. As of Friday, nobody has come forward regarding the trailer. During the meeting, Bert called Huntsville police who was able to tell us the name of the owner by providing the license plate. The owner is listed as Douglas Mitchell at 1807 MC. Bert and Christa knocked on the door and nobody answered at the residence. Christa called the phone number on the homeowners list and left a voicemail.
- 13) Christa - Huntsville Fitness will be servicing the machine that is broken. The guy is on vacation and will contact the HOA to get into the gym.
- 14) Anise, Bert, Christa - Agenda Items for the next BOD meeting. Bert will review the financials. We agreed for all to review the last meeting minutes, the annual meeting minutes and this document to add to the agenda. Christa will email the homeowners to send agenda items to HOA.
- 15) Annual Meeting Minutes - Bert is reviewing and will notify Christa of changes or approval in order to post.
- 16) Anise - LEIN. Christa sent an email to EREM asking how much the Attorney would charge to file. The BOD decided to determine this cost prior to letting EREM know to cancel or go forward.
- 17) Anise - Pollywood Furniture. Bert said he would take the new furniture out of the boxes and get them to Anise. The old ones need to go back to EREM/UPS.
- 18) Bert - Pool Gate. Bert contacted Huntsville Fence. They are to get back to him in a couple of weeks.
- 19) Christa - Update the RV rules to include late fee for not paying dues.