

BOARD OF DIRECTORS MEETING
September 11, 2020

Board Members present: Mike Piacentino, John Breeden, Bruce Little, Steven Arrowood, Jeffrey Simek, Bill Baecker and Ginia Morfe.

Also present: Julie Gonzalez

A quorum of the Board of Directors was established

The Board of Directors Meeting was called to order at 9:00 AM by Mike Piacentino

Approval of the Minutes of the last meeting 8/21/20

Motion to approve the minutes of the 8/21/20 Board meeting was made by Bill Baecker and seconded by Ginia Morfe. All in favor.

Treasurer's Report

Bill Baecker offered the following report:

Operating cash balance at the end of August totaled \$178,463, with a total of \$183,890 in reserves funding.

The amount of unpaid FY 2020 annual assessments, late fees, and levied fines at the end of August was \$9,173, A total of \$280 was collected from the distribution of RFIDs and \$1,210 in fines were collected.

Major non-routine payments were made in August for the following:

ECS (road plan review).....	\$1,193.75
Two Mailboxes.....	\$2,990.11
Bearicuda Bin for the lake area.....	\$1,893.12
Gravel and stone.....	\$2,471.76
Legal fees.....	\$ 456.50

The projected operating cash at year end is estimated to be \$67,000.

Discussion of Reserve Study and 2021 Proposed Budget

The Board reviewed the 2021 Proposed Budget and what the Reserve study produced and what was recommended. The Board acknowledged that road upkeep and repair were the major portion of the need for POA reserve funding. The Board will prepare a letter/handout to describe what this will mean to us as it relates to the POA annual assessment. This will be a topic for the Annual meeting.

Motion was made by Ginia Morfe and second by John Breeden to approve the proposed 2021 Budget as written to include \$228,600.00 reserve allocation. All in favor

Manager's Report

Julie Gonzalez, Property manager presented the following items for discussions and resolution:

1. Lot 47 sink hole created by Frontier damaged culvert.

Motion by Mike Piacentino to have an Engineering firm to obtain a bid to address sink hole for lot 47. Second by Bill Baecker. All in favor

2. Bear Resistant Trash Receptacle and concrete pad for pavilion location approval.

Motion to approve location of bear proof trash container next to privy made by Ginia Morfe second by Jeffrey Simek. All in favor

3. Dam was last inspected November of 2019. Does the Board want to have an inspection performed in 2020?

Motion by Mike Piacentino second by Steve Arrowood to have an inspection of Dam every two years internally. All in Favor

4. Received an email from Mark Corradino that the stop sign at Mossy Oak and Adirondack Trail had been hit by a vehicle and dumped into the bushes. Contacted Dario to inspect and replace. Dario quoted \$80.00 for the replacement of the rotted post. Approved by **Motion** All in Favor

5. Lake Committee is requesting that the outdoor grill be relocated to a concrete pad away from the pavilion due to a few grease fires.

Motion to deny relocation of grill made by Ginia Morfe second by John Breeden. One abstained one opposed 5 in favor, motion carried.

Motion by Mike Piacentino second Ginia Morfe to place a fire extinguisher in pavilion. All in favor.

6. The following owners have volunteered to join the Kudzu Volunteer Removal Project Committee.
 - a. Joanna Hutula
 - b. Bobbie Witherow
 - c. Peter Lewis
 - d. Jeffrey and Kathleen Planty
 - e. Debbie Snyder
 - f. John Fleming (Leader)

Motion by Mike Piacentino second Ginia Morfe to appoint members listed. All in Favor

7. Lot 368 (Dix) – committee recommends continued fines. Contractor and owner continue to deny site inspection or provide photos. Owners have paid \$1,540.00 in fines to date. Outstanding balance of \$310.00 accumulated in fines. Do we continue fines for this month? **YES** No vote required on going.

OLD Business

1. HOA website Update:

Motion by Jeffrey Simek and second by Ginia Morfe to go forward with HOA express ASAP and get this website live with approval of \$300/year for web site. All in favor

NEW Business

1. Payment for gas, wear and tear when residents volunteer their personal tractors for road shoulder project.

Motion by Mike Piacentino second by John Breeden to approve payment at the stated rate scale in email. All in favor.

Meeting Adjourned

Motion to adjourn by Steve Arrowood Second Mike Piacentino. All in favor.