

7:00 PM Board Meeting November 2, 2020 via Zoom

Attendees / Board Members: Stephen Schultz, Mike Dunn, Alan Bartholomew, Ben Berns, Jennifer Meeks, Chris Anderson, **Prospective Board Members Pending Election:** Mark Weinstein, Vic Franklin

Mr. Schultz opened the meeting by welcoming the two new Prospective Board Members.

Mr. Berns provided an update to litigation and financials. The budget has been posted to the website.

Litigation

Both Liens (2) and the single foreclosure (1) have been resolved with both parties paying up to date. There is zero significant delinquency (behind 2 or more quarters) as of November 1, 2020.

Financials	Actuals/ Forecast	Budget	Over/ Under	Primarily Attributed To
Total Operating Income	\$116.3K	\$113.4K	\$2920	Collection of litigation accounts & Capital Improvement Fees
Total Operating Expenses	\$101.6K	\$103.5K	<\$1823>	Minimal Snow Removal & Salt Application
Net Income / Expense	\$14.6K	\$9.9K	\$4.7K	
Balance Jan 2020	\$74.8K	\$74.8K		
Forecast Ending Balance	\$89.5K	\$84.7K	\$4.7K	

Additional Comments

Forecasted ending balance is expected to be \$92K with (5) Capital Improvement Payments of \$500 for sales/homes under contract/ title transfers in Q4 2020.

Mr. Bartholomew provided an update on landscaping/lawn care and end of year leaf removal.

A general overview of the 2020 Annual Meeting was discussed. Chris Anderson suggested providing nominal education to the HOA as to location of Zoom comment/chat boxes so that there might be an improvement in the number of questions asked during the Q&A portion of the meeting.

The 2020 HOA Survey was discussed. Considered a success, the survey will be expanded to twice a year. Possible topics being considered are moving the annual picnic to the eyebrow, and a 2021 holiday event/dinner.

Mr. Schultz raised a motion to limit Board Officer Terms to 3 years. The motion passed unanimously.

Mr. Berns presented the 2021 Entrance Wall planning document. A motion was raised to move \$50K of the \$89K reserve into a suspense account. The motion passed unanimously.

The meeting was adjourned at 8:20 PM