

Sunday September 12, 2021 703pm

McNaughten Grove Homeowners Association (MGHA)
Board of Trustees Meeting Minutes

Board members present: Charles Carr, Brad Crader, David Garlikov, Mark Weinstein, Anita Ross

Guests: accountant Joe Columbo, and homeowner and volunteer Hope Foster

Discussions:

Brad Crader has informed the association attorneys that the old board has resigned and that further communication should only be with the current board.

Brad Crader also will communicate with the attorneys and request an itemization of monies spent on attorney fees last year.

Joe Columbo was introduced. He has maintained the association's financial books since the neighborhood was developed. Joe and Mark Weinstein have been consulting together regarding financial statements for the last year.

It was reported that approximately \$3200.00 was spent on the wall by the last board for fees and permits. This is the only wall cost that cannot be recouped. All other monies either have been refunded or are in the process of being refunded.

Association reserve operating funds have been reestablished. The balance currently is approximately \$83,000.00

It was decided that Brad Crader would notify Joe Columbo when a home goes up for sale so that the home transfer fees can be tracked.

It was noted during discussion that 3 households were currently behind in paying their monthly dues.

Charles Carr reported that he has contacted several companies regarding wall inspections. The wall was deemed repairable by the two companies who have thus far inspected it.

It was announced by Brad Crader that the Brightview lawn contract ,as signed by the past board, runs until December 31, 2022.

It was announced by David Garlikov that neighbor Chris Anderson, who built the association website, has offered to continue to maintain it. The board agreed to this.

Motions:

Mark Weinstein moved that \$250 per month, beginning in October, be transferred from operating funds into a wall repair fund. Anita Ross seconded the motion and it was passed.

Mark Weinstein moved that no homeowner association expenses be paid by a board member's credit card except as an emergency purchase. If that case arises, the board member will seek approval from at least three other board members. Brad Crader seconded it and it was passed.

Anita Ross moved that small purchases made by board members for board supplies should not exceed \$30.00 without board approval. The receipt for these expenditures will be submitted to the board. This was seconded by Mark Weinstein and passed.

Mark Weinstein announced that Brightview Lawn Care noted chinch bug infestations in at least 4 lawns. A motion to treat all lawns in the association was made by Mark Weinstein at a cost of \$2000.00. It was seconded by Brad Crader and the motion was passed. It was suggested that Mark also inquire if the treatment would also treat army worms. Brightview stated that they did not see army worm infestation, but the board suggested that we ask if the chinch bug treatment also treat army worms, or what army worm treatment would cost.

Mark Weinstein moved that the fall picnic be cancelled for this year due to covid concerns and the lack of accommodation. It was seconded by Anita Ross and passed.

Anita Ross read the minutes from the last meeting of August 29 and moved that they be accepted. Charles Carr seconded the motion and the minutes were accepted.

It was moved that we arrange an association annual meeting as soon as possible- between October 1-31, 2021. Local churches will be contacted for availability of meeting space. An announcement will be forthcoming when space is acquired.

The next board meeting will be determined by the date of the association annual meeting.

Motion to end the meeting was made by Mark Weinstein and seconded by David Garlikov.

The meeting adjourned at 9:12pm September 12, 2021

