



Meeting of the Board of Directors

March 21, 2018

Minutes of Meeting

The Board of Directors met at 9:05 am at the home of Justice Keller, with directors present including Justice Keller, Bill Brown, Leslie Rutherford, and Tim Raub.

The Board reviewed and approved the meeting minutes from the February 2, 2018 Board meeting.

The Board reviewed and discussed the contents of the "2018 Annual Communication" letter that will be mailed out to the homeowners (see attached). The Board is to report back to Justice with any changes ASAP as the letters will be mailed out by March 31, 2018.

The community message board has arrived and will be installed shortly.

The Board discussed the possibility of managing the fencing replacement project into various phases as the increased annual dues were received. There was no formal decision made. The Board will schedule a town hall meeting for all homeowners to discuss the fence project further. The Board would like to schedule the discussion meeting on April 23, 2018 at Fairmount Fire Station to discuss the options. Included in the 2018 Annual Communication will be a section notifying the homeowners of the increased annual dues.

The Board reviewed the February 28, 2018 financial statements and general ledger. The Board was notified by Bill that as of March 21, 2018 seven (7) lot owners have not yet paid their 2018 annual dues and second notices have been mailed out. The annual HOA Tax return has been filed.

The Board discussed the blocked drainage pipe located by the emergency exit. The trash has been removed. The Railroad and the County are not taking responsibility for maintaining the drainage system.

Lots 16 and 17 have some perimeter fence issues. Bill will submit a work order to have the fence repaired.

The Board will look into changing the internet (web) provider. The current provider is not providing the current needs of the Association.

Next Board meeting is scheduled for April 20, 2018 at Tim's home.

There was no further business.

Meeting adjourned at 09:56 am.

Tim Raub, Secretary