



Meeting of the Board of Directors

September 23, 2020

Minutes of Meeting

The Board of Directors met at 9:20 am at Leslie's home, social distancing was observed. Directors' present including Justice Keller, Bill Brown, Leslie Rutherford, and Tim Raub.

The Board reviewed and approved the minutes from the February 24, 2020 and the April 2, 2020 board meetings.

Bill reported that all the 2020 annual dues have been paid. The Board is unaware of any residence that have lost their employment due to COVID.

Update from Republic Trash Company, they currently are not accepting any extra trash bags due to COVID. Bill will be contacting Republic to discuss the upcoming contract renewal. Bill will report back to the Board.

The Board discussed the Annual Communication topics. Among the various topics discussed, Justice will contact the Association's Attorney to determine the steps needed in the event the Annual Meeting need to be conducted via Zoom instead of an in-person meeting due the current status of COVID.

The Board picked up the discussion of hiring a Management Company to assist in some of the administrative duties associated with the HOA. Justice will contact the Management Company to have them send the Board a draft copy of their contract for review.

Tim reported that Phase II of the fence project has been completed, except for a few spots where the interior fences need to be secured to the new exterior fence. Tim will then meet with Cody to conduct a final inspection. The Board discussed completing Phase III with metal posts as was done with Phase II. The HOA was not charged for the metal post used in Phase II. Due to COVID, the wood 4 x 4 posts were not available. Tim will discuss using metal posts in Phase III. The support wall on Flora St., the change order from Split Rail Fence, and the tree and stump removal were all approved via e-mail by the Board. Those were additional cost associated with Phase II.

The Board discussed the Halloween decorating contest again this year. Bill suggested "dressing up" the entry way to the development with some pumpkins and corn stocks. The Board approved both Halloween ideas with a cost not to exceed \$100. Bill will decorate the entry.

Bill and Justice's board terms are up this year. Justice agreed to re-run and Bill has decided not to re-run for the board. The Annual Communication Letter will make note of the open board positions.

Street parking was discussed. Jefferson County governs the parking laws.

Bill reported that US Bank has updated for signors, on-line access. Patty has access for account review only and cannot initiate any transfers. Bill continues to monitor the bank statements monthly.

Leslie suggested that the website be updated with HOA financial statements and Board meeting minutes.

There was no further business.

Meeting adjourned at 10:30 am.

Timothy J. Raub

Tim Raub, Secretary