

1/10/2025

## HOA Board Meeting

Board Members present:

Jordan Rosiek

Angela Zegers

Andrea Wilson

- Insurance: CG & PD has been applied for and payment for Directors & Officers insurance policy has been sent. CG & PD bill will be mailed to PO Box for payment.
  - o Discussed possible charges being brought on Rob for doctoring insurance documents. We decided that we would wait to see
- PO Box keys: Rob still has possession of keys. We are asking Detective to gather them and deliver them to us. If we are not able to get PO Box keys, we will do change of address to get a new PO Box.
- Taxes: we discussed the possibility of owing any taxes. Jordan will do some investigation with IRS and GA Secretary of State on whether we owe taxes and if we want to eventually incorporate as an LLC or a non-profit.
- Discussed document that formalizes our organizational structure. CREATE A BINDER to hold all documents. Let's create terms for officers and establish overlap to ensure smooth transition. Can be involved in board as lower position and get promoted into greater positions.
- Covenant changes: reviewed that we need 67% vote (43 votes) to make any changes, but vote can be cast at a meeting or after a meeting.
  - o Rocky Mountain Estates: either asking for dues from them, or removing this provision
  - o Renter Limit
  - o Allowing secondary structures (sheds) – not visible from street
  - o
- How do we find records of who has/hasn't paid dues in the past so that we can go after these residents?
- Discussed the wording of the letter describing the situation surrounding Rob's arrest that we are eventually sending to residents.
- Talked through sending invoices and letters to all residents and if we mail or hand deliver invoices.
- Posting Meeting Minutes on website.
- Aligned on the verbal message that we should tell residents about Rob's arrest.
- Discussed the prospect of how much the restitution amount will be and if we want to go through a civil suit to get more.
- Assigned annual meeting date for March 19<sup>th</sup> tentatively.
- Created annual dues invoice
- Idea of a lock box at the pool somewhere.
- Idea to create checklists
  - o Pool Opening Checklist
  - o Checking on the pool house
- Purchasing tarps for covering the pool chairs in the fall

- Trash pickup for HOA – change to Red Oak if possible, but need to recover account info to cancel with current provider.
- Create Officers designation form for board members.