



Board Minutes of the Board of Directors Meeting on November 17, 2022

PRESENT: Andrew Bunch, Bert Soske, Greg Wilson, Denise DeMartini

ABSENT: Sheldon Toso

Call to order at 6:03 PM

Flag Salute

OPEN FORUM:

Lot Number 662: Welcome back Bert!!

Lot Number 591: Would like to have the board introduced. Bert explained that Sheldon was absent due to personal reasons and Denise explained that after K. Gause resigned that she applied to be reinstated to the Board.

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the September 29, 2022 Board Meeting minutes with changes to motion for lot 0653. Add "not to" exceed.

Bert seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Bert motioned to approve the October 27, 2022 Executive Meeting minutes:

Gregg seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Bert motioned to approve the October 27, 2022 Board Meeting minutes:

Andrew seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

EXECUTIVE MEETING WAS HELD ON: November 17, 2022

Agenda items: Violation Hearings and Bad Debt

FINANCIAL REVIEW: October 2022 Andrew addressed items that were incorrect. He will look into them. A shortage is ok to have since we are a non-profit organization.

DIRECTOR'S REPORTS:

Andrew: Andrew would like the reserve accounts to be an agenda item for January 2023. He will propose consolidating them.

FOR OCTOBER 2022 FINANCIAL REPORT.

Operating Account Columbia Bank (Checking)

Beginning Balance: **\$267,781.57** Ending Balance: **\$30,531.79 (Expense for asphalt)**

Debits: **\$303,770.01** Credits: **\$66,520.23**

Reserve Account Columbia Bank (Reserve)
Beginning Balance: **\$56,156.51** Ending Balance: \$439.99
Debits: \$63,011.50 Credits: \$7,294.98

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET
Beginning Balance: **\$154,016.96** Ending Balance: **\$154,030.04**
Debits: \$0.00 Credits: \$13.08

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET
Beginning Balance: **\$257,171.30** Ending Balance: **\$257,175.85**
Debits: \$2.00 Credits: \$6.55

Greg: None

Denise: None

Bert: Had a great time in Greece. Is happy to be back. Was sorry to miss the last meeting.

MANAGER'S REPORT: Started certification classes. We received full restitution for the vandalism to the field in January 2022. (\$2587.44)

OLD BUSINESS:

Pickle Ball Courts: Lot 911-912 Due to an increased interest in Pickleball member is requesting to expand the basket ball courts to increase the size to fit 2 courts side by side. A bid has been submitted for the additional concrete in the amount of \$3500.

Member thanked the Board for their contribution to the HOA. He has been in the community for over 30 years. Pickleball has become a national sport and is becoming very popular. Would like to improve the recreational areas. The concrete needs to be extended 10 feet to allow for two courts. Member also suggested installing a 9-foot basket for younger children. Several members in the audience were in support of this proposal. Another member feels that there should be a dedicated court for pickleball. Another member stated that the community would benefit from using the tennis courts at 8A. Also suggested fund raising. Another member suggested putting in another dedicated court instead of adding to the existing court. Suggested asking George Reeve to possibly donate a court and put his name on the court. Possibly looking into asphalt instead of concrete. Rebecca to look into whether donations/grants can be accepted.

AGENDA ITEM: Rebecca and member to discuss with maintenance the possibility of increasing the basketball court 10 foot.

Kiva Rules Workshop: Board member has requested a committee be formed to revisit the Kiva rules.

Bert explained that we have not had one written member complaint regarding the new rules. The Kiva staff is much happier. If we have to make changes then we would have to do another 28 review which is costly. Bert suggested possibly adding it to next years' annual review.

NEW BUSINESS

Social Event: Denise stated that a member suggested holding a HOA Meet and Greet event at Black Creek Hall. This would allow all members to meet their neighbors as well as interact with their Board. Denise suggested holding this event in spring.

BIO SOLID COMPOST COMMITTEE UPDATE: Rebecca reported that the committee was unable to attend. She would like to know if there are any volunteers to man the IGA table on Saturday. 700 signatures from our HOA have been collected.

OPEN FORUM:

Lot Number 140: Says it is very difficult to see the sequence of the course. Andrew responded that there is an APP called UDisc that has a map of our court. Andrew will ask maintenance to spray paint the numbers on the baskets.

Lot Number 0585: Says it has been a pleasure to come to the Board meetings. Things are happening and appreciates the vibe. People are laughing! Thanked the Board.

Architectural Review:

Lot Number 0229: Member has an existing 4-foot fence around his property and would like to now have a 6-foot fence. The lot is a corner lot and there will be a 35-foot visual clearance. There would be additional cross fencing to match the outer fence.

Andrew motioned to approve the 6-foot fence as proposed

Bert seconded the motion

Further discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion carried

Lot 1019: Member requesting to install a modular home. This is the same member who had the oversized garage approved last month.

Bert motioned to approve the modular home

Gregg seconded the motion

Further discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion carried

Lot 0729: Member is requesting approval to install 28 ground mounted solar panels.

Andrew motioned to approve 28 ground mounted solar panels subject to County permits

Bert seconded the motion

Further discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion carried

Lot 0653: Build an oversized shop. There is an existing home on property. Variance is required.

Andrew motioned to approve metal building subject to county permits. Building not to exceed 15 ft in height. Variance is also approved.

Bert seconded the motion

Further discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

ADJOURNED: 7:17 PM

NEXT MEETING: January 26, 2023 - 6:00 PM

Secretary Signature: Denise DeMartini