

# HoA Board Meeting Minutes Jan/23

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January 22, 2023 / 7:00 PM / VIA ZOOM

## Call to Order

- The meeting was formally called to Order by the President, Brian Janks, at 7:04pm.

## Roll Call

- Present: Brian Janks (President), Beau Everitt (Vice President), Stacy Harris (Secretary), Christina Moser (Treasurer), Brian Kady (Member At Large), Michelle Folden (Committee Member – Communications), Jen Hart (Committee Member - Beautification)

## Approval/Reading of Minutes

- There was a motion to adopt the Minutes from the December 11, 2022 HOA Board meeting by Christina. Brian K supported. The minutes were approved as submitted.

## Report of Officers

- President - defer to later in agenda
- Vice President - nothing to report
- Treasurer
  - Financial Reports - December financials were not received prior to the meeting even though they are due no later than the 20th day of the following month.
  - Customer Balance Report – December financials were not received prior to the meeting.
  - Late payments to vendors issue - The email response received from InRhodes did not provide a resolution to prevent this from happening in the future. Brian to discuss further with InRhodes.

- **Double dues payment refund to Schultz - Automatic payment was received in addition to payment by check. Reimbursement check was cut Jan 20.**
- **Secretary - nothing to report**

## **Committee Reports**

- **Architectural Report - Recent requests**
  - **547 Brooks Ct - solar panels - denied**
- **Communication Report**
  - **Emails/Facebook posts received –**
    - **Lantzy - Double payment of dues needs to be reimbursed - he was directed to submit a request to InRhodes.**
    - **Schilling - renting house - they were directed to InRhodes for further info.**
- **Beautification Report**
  - **Christmas light removal - Jen to schedule when it's not snowing.**
  - **Cedar St entrance lights on GH stone sign - Maintenance request was submitted in October but lights are still not repaired. Brian to discuss with InRhodes.**

## **Old Business**

- **Master Association updates -**
  - **Currently reviewing proposals for a new management company - InRhodes and Metro Group Management Company were the only two companies to provide bids, two others declined.**
- **Pods and dumpsters - Nothing further is needed at this time.**

## **New Business**

- **Violation letters being sent by InRhodes without reviewing with the board - InRhodes needs to obtain approval from Brian prior to sending any correspondence to homeowners.**
- **2023 contract with InRhodes - Contract was auto renewed with a 1.5% increase.**

- **Townhouse Development on Market St - Board reviewed notes from the informational meeting. If the builder does not receive approval to rezone to residential, then he will proceed with his commercial retail/restaurant build plan. Michelle will put out a Facebook post regarding the Thursday Planning Committee meeting so folks can attend to support or oppose rezoning.**
- **Homeowners renting out houses - Requirements in Declaration should be sent to homeowners who will be renting their house - Brian to have InRhodes mail a letter with a copy of the declaration requirements.**
- **Advertisements stuck in mailboxes - Brian called the company on the advertisement with a warning not to do it again.**
- **Violations - any new ones to discuss?**
  - **1149 Chelsea Blvd - large flatbed trailer has been in drive for multiple weeks - Stacy to send pic to Brian so a letter can be sent.**
- **Margie attendance at Board Meetings - when would we like her to attend? We get 2 meetings/year but can not be in July or December. Board agreed to April and August. We will move those move meetings to Monday at 6pm to accommodate Margie's schedule.**
- **Margie schedule for site visits - per contract, 1 full site inspection and monthly reviews from spring through fall - would we like to schedule the full site inspection to attend with her? Brian will request her to schedule with us in advance so board members can attend the full site inspection - suggesting a Monday in early June.**
- **Margie monthly management reports - Board should be receiving a report monthly regarding maintenance and condition of the community prior to our Board meeting. Brian will discuss with InRhodes as these have not been regularly received.**
  - **Board is to provide the standards to be kept with respect to the Association which we will plan to review with Margie during the full site inspection.**
- **Date for next board meeting - Sunday, March 5th at 7pm**

## Adjournment

- The Golf Highlands HOA Board of Directors meeting was adjourned at 8:30 pm by President, Brian Janks.

## **\*\* Action Items \*\***

- Brian J - discuss the following items with InRhodes:
  - Receipt of financial reports by the 20th of each month
  - A resolution for preventing late payments to vendors in the future
  - Repair of Cedar St lights on GH stone sign
  - Violation letters being sent by InRhodes without reviewing with the board - must have Brian's approval
  - Have InRhodes mail a letter with a copy of the declaration requirements regarding rental of houses to Schillings
  - Have violation letter sent to 1149 Chelsea Blvd - large flatbed trailer has been in drive for multiple weeks
  - Margie's attendance at April and August board meetings for 2023
  - Discuss scheduling full site inspection for first week of June so that board members may attend
  - Discuss monthly reports regarding maintenance and condition of the community prior to our Board meetings
- Stacy - send Brian picture of trailer at 1149 Chelsea Blvd