

HOA Board Meeting Minutes
Sunday, August 27, 2023
5:00 PM

The agenda includes:

1. HOA update/insurance/legal action
 - Our insurance has increased considerably, nearly doubled. Liability and wind insurance increased to \$9,085.40. Insurance will be due in the new year. We were able to pay but if they go up again we will need to increase dues.
 - The house with past due fees was foreclosed upon. We were subpoenaed as the HOA but we could not speak because we did not have an attorney.
2. Treasury update: Profit and loss statement: expenses were as expected except the relay went out on the sprinkler system and needed repairing. We are solvent at \$181.
3. Resolution of past due dues: \$2214 past due, not including the \$1500 we had to eat of the foreclosed house. Judge awarded \$600 plus \$50 for the foreclosed house, but we haven't received it yet. Past due notices will be delivered and contact will be made either by text or email. For anyone 6 months past due we will write a certified letter.
4. Newsletter discussion: There is space on the website for a newsletter (reminders, upcoming dates, seasonal information).
5. Attorney fund: We recommend having \$5000-10,000 put aside in case we need an attorney. If we collected via special assessment of \$200-300, we would have enough in case we need an attorney to get the dues paid or to fight insurance or to file a lien.
6. Expanding the HOA board: we need new members to be able to leverage the work, and we haven't been able to make a quorum. Three more members would help us make a quorum of 4. They would be members at large but voting members.
7. Selecting the HOA general meeting date: October 8, 2023 at 5:00 PM