

Board Meeting

February 7, 2023

At our first Board meeting of the new year, Judith Perkins called the meeting to order at 5pm. Attending were members Jimmy Wheeler, Becky Williams, Diane Fallis, Chris Crowe and Craig Campbell.

Our Treasurer, Becky, has been diligently working organizing accounts, contacting co-owners to obtain ACHs for monthly dues and 110 have signed up on ACHs. She has collected thousands of dollars on delinquent balances and is doing a superb job. We had 4 units that were over 120 days delinquent, 2 of which have paid. Two others have not responded to Becky's certified letters or contacted her regarding any payment arrangements. The Board voted to have our attorney place liens on those two units.

Our utilities remain very high and as of January 2023, sales tax has been added. Judith has sent letters to all utility companies requesting our property to be exempt, since we are a non-profit.

Craig suggested we contact a company to do a reserve study for us to plan for future unexpected expenses. Our operating account has \$284,000 and we are transferring \$1,500 each month to reserve.

In 2022, our capital improvements totaled \$198,000. We had budgeted \$169,000, but had funds left over from 2021 to complete some necessary repairs.

The Board approved the landscape contract with GreatScapes. We going to ask William Hardin, Manager, to meet with the Board and to express some concerns co-owners have complained about.

In the next few weeks, we will be sending out newsletters via email. If you do not have email, there will be copies in the Clubhouse office.