

CABIN CREEKWOOD HOA MEETING

Via ZOOM @ 6:30 pm

June 22, 2023

Board of Directors Present:

- Angela Mayers, President
- John Killian, Vice President
- Bonnie Seers, Member-at-Large

Homeowners in Attendance: 1

Association Management: Malini Davis

6:32 pm Meeting was Called to Order

The meeting was called to order by Angela Mayers, President.

A quorum for the meeting was established with three Board members present, along with one community member.

Agenda approved: Bonnie Seers made the motion to approve the agenda and Adrian LaGamma 2nd the motion.

Committee Reports - No New Reports

- **Landscaping:** n/a
- **ACC:** n/a
- **Website:** n/a
- **Newsletter:** n/a

6:35 pm Homeowner Open Forum

There was no discussion brought to the floor by homeowners.

6:36 pm Management Report, Malini Davis

- Malini Davis discussed the re-inspection of properties that had infractions.
- GFL Environmental Inc., our community Waste & Recycling company, is increasing trash bills by \$4 per home/month beginning July 1, 2023
- Possibility of Special Assessment most likely be needed to offset the increase in trash bills as well as keep the reserve fund in the green.

Old Business

Paving proposals:

It was deemed necessary to get the paving completed before the end of summer. Two paving proposals were provided by Malini Davis: Finley Asphalt and Brothers Concrete & Paving. The roads that need to be paved are the entire block of Eaton Ct., as well as the 100 to 600 block of Cabin Ct. The paving will also include the speed bump in front of 410 Cabin Ct. and will need to be done as soon as possible.

Finley Asphalt and Brother's Concrete & Paving both provided proposals for paving the 600 block of Cabin Ct. and all of Eaton Ct. which includes milling, paving, and striping and one speed bump on Cabin Ct.

- **Finley Asphalt: \$48,309**
- **Brother's Concrete & Paving: \$57,000**

A vote was held during the meeting and Finley Asphalt was unanimously selected to complete the work on Cabin Ct. and Eaton Ct. Bonnie Seers led the motion and Angela Mayers 2nd motion.

The condition of mailboxes throughout the community was also discussed notating that some may need repair or replacement in the future.

Update Reserve Study: Level 2

A Second-level Reserve Study Report was completed for our community. John Killian is in the process of getting finalized info. to the Board of Directors and will hopefully have a

Newsletter: Will be mailed out twice yearly: Spring/Summer and Fall/Winter. The next edition will be mailed out in October.

The discussion of switching to monthly HOA statements/bills being sent to homeowners instead of one annual statement/bills was discussed. Monthly statements will keep each homeowner promptly informed if their account should fall in arrears. A vote was held and was unanimously passed to adopt sending monthly statements via mail to every homeowner notating a late fee will be applied if not paid by the 15th of each month, regardless of which day the 15th falls on.

Angela Mayers made a motion to change from yearly billing to monthly billing. Bonnie Seers 2nd motion.

The new collection policy will be sent to the community attorney to write up a new collection policy.

Future Board of Directors Meetings

The next Board of Directors Meeting will be held on September 28th via ZOOM @ 6:30 pm. This meeting is posted on the website and a link will be uploaded for homeowners to join via ZOOM approximately one week before the meeting.

7:37 pm Adjourn Regular Session

Bonnie Seers made a motion to conclude the business part of the meeting and move to the Executive portion.

7:38 pm Executive Session

Board Members and Management only

Delinquent accounts were discussed.

7:51 pm Move from Executive Session back to Regular Session.

Angela Mayers, BOD President, led the motion to switch from Executive Session and return to Regular Session. Bonnie Seers seconded.

Meeting Adjourned

APPROVAL OF MINUTES: _____

Angela Mayers, President

DATED: _____