

## **CABIN CREEKWOOD HOA MEETING**

**Via ZOOM @ 6:30 pm**

**September 28, 2023**

### **Board of Directors Present:**

- Angela Mayers, President
- Sharon Bailey, Treasurer
- Kathryn LaGamma, Secretary
- Bonnie Seers, Member-at-Large

**Homeowners in Attendance: 1**

**Association Management:** Malini Davis

### **6:37 pm Meeting was Called to Order**

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

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

Bonnie Seers made a motion to approve the agenda and Angela Mayers 2nd the motion.

### **Committee Reports**

- **ACC:** n/a
- **Website:** Kathryn LaGamma discussed the newly updated website. Over the summer, the website got a facelift and all documents from the old website were uploaded. This new interface will make obtaining community news/info easier and look better whether viewing on a PC, Tablet, or Mobile phone. It was also noted that the website hosting cost as well as the Dot com address is increasing in 2024.
- **Newsletter:** Bonnie Seers, discussed the bi-annual newsletter sent to each homeowner that includes important community news, and a copy is uploaded to the website.

### **Homeowner Open Forum**

A community member discussed that dog waste is still being found throughout the community. This is not only unsightly, it presents a health hazard and encourages rodents into the community.

Kathryn LaGamma discussed placing one or two 'Neighborhood Book Houses' throughout the community. Also, the discussion of placing a Solar Fountain in the Retention pond to keep water

moving and may help prevent mosquito breeding. Unfortunately, both items will have to be put on the back burner due to lack of funds.

### **Management Report, Malini Davis**

- Malini Davis discussed the 2024 Detailed Budget Review.
- The Fire Marshall inspected the community and documented that the community needs many fire lanes re-painted and many of the signs throughout the community need to be repaired/replaced to specific height criteria. This is at the cost of the HOA.
- Discussion of the need for a Special Assessment to offset the increase in trash bills as well as keep the community reserve funds in the green.

### **Old Business**

Finley Brothers paved the 400 block of Cabin Ct. and Eaton Ct. and replaced a speed bump on Cabin Ct. This cost the community \$48,309 and was completed over the summer of 2023. This was deemed necessary to keep the community and home values from falling.

### **New Business**

A detailed 2024 Budget for the community was discussed. To keep the reserve funds in the green it was deemed necessary to increase the assessments for each homeowner to \$97.97. This increase is more than 5% which requires a Special Assessment meeting/vote. There are two Special Assessment Meetings set up: November 1, 2023, and December 6, 2023. Along with the Annual Meeting scheduled for January 20, 2024.

### **Future Board of Directors Meetings**

The next Board of Directors Meeting will be a Special Assessment Meeting to vote on the increase in monthly dues of more than 5%. The first meeting will be held on November 1, 2023, at Porter Library. If a quorum is not met, the 2nd Special Meeting is scheduled for December 6, 2023. These meetings are posted on the website and a letter is being sent to each homeowner with a Proxy to be filled out and turned in.

### **8:02 pm Adjourn Regular Session**

Bonnie Seers motioned to conclude the business part of the meeting and move to the Executive portion.

### **Executive Session Board Members and Management only**

Delinquent accounts were discussed.

### **Meeting Adjourned**

**APPROVAL OF MINUTES:** \_\_\_\_\_

Angela Mayers, President

**DATED:** \_\_\_\_\_

*draft*