

**CABIN CREEKWOOD HOA
QUARTERLY BOD MEETING**

June 27, 2024 via ZOOM

Meeting called to order at 6:43pm

Quorum met

Board of Directors Present:

Angela Mayers, President

Bonnie Seers, Secretary

No homeowners in attendance

Association Management:

Malini (Davis) Zeigler

Approval of Agenda

Bonnie Seers made a motion to approve the agenda for the June 27, 2024 meeting and Angela Mayers 2nd the motion. Unanimously passed.

Approval of Minutes

Bonnie Seers made a motion to approve the minutes from the March 28, 2024 meeting and Angela Mayers 2nd the motion. Unanimously passed.

Committee Reports

- **Landscape:** none
- **ACC:** 2 architectural modification forms were submitted and approved over the last quarter
- **Financials:** none
- **Website:** Kathryn LaGamma will continue managing the website as member-at-large
- **Newsletter:** The Fall/Winter issue will be completed and mailed in October

Homeowner Forum:

None

Management Report

- Malini Zeigler noted the May 31st balance for community savings/CD is \$38,783.85 and operating funds \$22,759.43.
- Many homeowners called in for clarification about the violation notifications they received.

- Several homeowners notified management that their trash had not been collected. GFL Waste Management came back through the next day to collect remaining bins.

Old Business

- Fire lane painting was completed, including fire lane signs and parking Ts
- Annual Community Inspections were conducted 6/11/24. 96 violation notifications were sent out. 4 homeowners have notified management that they have complied.

New Business:

- Annual Community Inspections: follow-up inspection for violations will be on July 12 at 8am.
- A homeowner called the management office demanding that a fire lane sign place in the common area in front of his home be removed. He removed it and discarded it in a side common area. The fire marshal was notified, and he notified the state attorney general as such action is illegal. They will keep management updated on the situation.
- E-vote was memorialized for the annual audit signed engagement letter. Bonnie Seers made the motion and Angela Mayers 2nd. Unanimously passed.
- New federal rules affecting HOAs go into effect July 1 and management will provide more details at that time. First, towing companies will be required to get a BOD signature before they can tow a vehicle from the community. Second, HOA board members will have the authority to pass additional assessments without a community vote.

Adjourned general session at 7:16pm

Angela Mayers motioned to conclude the general meeting and move to the Executive session and Bonnie Seers 2nd the motion. Unanimously passed.

Executive session

Delinquent accounts and other financials were discussed.
Discussed management of HOA records and fiduciary duties.

Returned to general session at 8:00pm

Meeting adjourned at 8:01pm

APPROVAL OF MINUTES: _____

Angela Mayers, President

DATED: _____