

CABIN CREEKWOOD HOA MEETING

Via ZOOM @ 6:30 pm

March 28, 2024

Call to Order

Meeting called to order at 6:36 pm

Verification of Quorum

Quorum met

Board of Directors Present:

Angela Mayers, President

Kathryn LaGamma, Secretary

Bonnie Seers, Member-at-Large

Homeowners in attendance: 1 (one)

Association Management: Malini Davis

Approval of Agenda

Approval of Minutes

Bonnie Seers made a motion to approve the September 28, 2023, meeting minutes and Angela Mayers seconded the motion. Unanimously passed.

Committee Reports

- **ACC:** None
- **Financials:** Reported under management report
- **Website:** Is being updated with current news for the community. The annual cost for the website hosting, dot.com address and privacy domain were paid.
- **Newsletter:** The content of the upcoming newsletter was discussed

Homeowner's Forum

- A community member discussed that parking is limited in the community and that oversized, and work vehicles take up a lot of the street parking. Visitor tags were suggested for each homeowner to alleviate the parking situation.

Management Report

- Malini Davis discussed the reserve account financials

- GFL Waste Management revised the contract to not increase the monthly amount for 2024 and to keep the twice a week trash pick-up.
- Three mailbox clusters are in the process of being replaced within the community. The funds for the cost of these mailbox clusters will have to be pulled from the HOA's reserve account. Once mailbox clusters are installed, homeowners must plan with the Management office to get their new key.
- Spring inspection dates were discussed. May 9th, 2024, date was agreed upon to do the yearly community inspection.
- The Stafford County Fire Marshall walked through the community and noted several items that must be brought to code: fire lanes need to be repainted and new/additional no parking signs are needed throughout the community.
- To maximize parking within the community, Parking T's will also be painted on Cabin Ct and Appalachian Dr.

Old Business:

- E-votes were memorialized for the following:
 1. Three mailbox cluster replacements: One on Appalachian Dr. and two on Cabin Ct.
 2. Grass Master's contract
 3. Collection Resolution

Angela Mayers made the motion to memorialize the above three E-votes and Bonnie Seers seconded the motion. Unanimously passed.

New Business:

- Fire Lane Painting estimates were discussed. Kathryn LaGamma made the motion to contract Finley Asphalt to repaint and add additional Fire Lane signs and Adrian LaGamma seconded the motion. Unanimously passed.
- Additional member needed for ACC committee. Adrian LaGamma was asked if he would be willing to be a member of said committee and he agreed.

Angela Mayers motioned to leave the General session and move to the Executive session and Bonnie Seers seconded the motion. Adjourned to Executive session at 7:43 pm.

Executive Session:

Delinquent accounts were discussed.

Updating of Architectural forms on the website to online fillable forms was discussed.

Adjourned from Executive session to General session at 8:22 pm.

Meeting adjourned at 8:22 pm

APPROVAL OF MINUTES: _____

Angela Mayers, President

DATED: _____