

CABIN CREEKWOOD HOA
QUARTERLY BOD MEETING
September 26, 2024 via ZOOM

Meeting called to order at 6:37pm

Quorum met

Board of Directors Present:

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

Homeowners in attendance: One

Association Management:

Malini Zeigler

Approval of Agenda

Bonnie Seers made a motion to approve the agenda for the September 26, 2024 meeting and Angela Mayers 2nd the motion. Unanimously passed.

Approval of Minutes

Angela Mayers made a motion to approve the minutes from the June 27, 2024 meeting and Kathryn LaGamma 2nd the motion. Unanimously passed.

Committee Reports

- **Landscape:** none
- **ACC:** 1 architectural modification form was submitted, rejected, and appealed. The homeowner will be providing more information to the Board.
- **Financials:** none
- **Website:** none
- **Newsletter:** The Fall/Winter issue will be completed and mailed in October

Homeowner Forum:

None

Management Report

- Management has been responding to calls from homeowners looking for clarification about the second violation notices they received.

Old Business

- The follow up for the annual community inspections took place on 9/5/24. 48 second-notice violation letters were sent out. Additional hearings will be scheduled.
- Plans were made for updating the community color chart (shutters and doors).

New Business:

- Tentative dates of January 11 or 25 were discussed for the 2025 Annual Meeting and will be decided based on availability at Porter Library.
- Plans were made for a Holiday decorating contest in the community.
- Discussion of assessment increase moved to executive session
- It was determined that the Board will review projects listed for 2024 and 2025 in the most recent Reserve Study in preparation for our November Budget Meeting, date and time of which to be posted on the website.

Adjourned general session at 7:38pm

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. It was noted that one of the delinquent accounts will soon be paid in full.

New laws affecting the ability to increase assessments as advised by our attorney were discussed.

Returned to general session at 8:13pm

Meeting adjourned at 8:22pm

APPROVAL OF MINUTES: _____

Angela Mayers, President

DATED: _____