

August 2023 Colonial Gardens Homeowners Association Board Meeting Minutes

8/3/23 held via Zoom at 10:00am

In Attendance:

Aaron Eames & Scott Williams. Kaitlyn Linford (HOA Management)

Absent: None

1. Board meeting was called to order at 10:00am via Zoom Meeting.
2. May Annual Meeting Minutes were presented to the Board at the meeting. Minutes were previously approved via email and posted to HOA website.
www.goldenspikerealty.com/colonialgardens.
3. Financials: As of July 31, 23 the acct balances were: Operating \$1234.88 and Savings \$30,941.33. Owner Balances were reviewed and stated that some owners have corrected there payments but there are still some who need to increase there monthly payment. It was also reported that 1 Owner is still making payments to catch up on past due fees. The Account Register was reviewed and noted that the Riverdale City bills continue to be monitored as they have been higher. The HOA had to transfer funds in July from Savings to checking to pay for the expense. At current moment that is the only month that it was needed and it is hoped that these funds can be transferred back to the Savings Acct before the end of the year. The Profit & Loss Report was reviewed and noted that the HOA is over budget in the following expenses: Insurance, Snow Removal, Riverdale City & Trash expense. All other expense are on budget or under budget.
4. Board Positions: Kaitlyn reported that no Owners as of current date have volunteered to fill the open Board Position. If no Owner volunteers the HOA would have to continue to run on only 2 Board Members. The Board voted that Board President is Aaron Eames and Vice President is Scott Williams.
5. CC&R: The Board discussed the current CC&R wording for Board Members that states Board Members are to only be Owners. The Board discussed if this should be proposed to be amended and allow Property Managers to also fill Board Positions. The Board determined that as of current the wording should not be proposed to be changed.
6. Maintenance: It was reported that many trees have needed some trimming and that in2024 tree trimming will be needed to trim trees away from Units and up from Roadways. It was also reported that there is a dead pine tree along the East Fence line that will need to be removed, this is especially important so that it doesn't become bug infested and spread to other living trees. The Board reviewed an estimate from Rainbow Roofing to replace the Carport roof of A-I. The Board approved the estimate, once repairs are made the front brick wall can be repaired after. The Board requested that when we come to brick wall repairs to see about an updated price since it had been the end of 2022 when the estimate was given. It was reported that the door trim replacement for the last building of W-Z will be taking place in the Fall, Owners will be notified when the repairs will begin. The Board reviewed smaller repairs that may be able to take place such as trim painting, seeding, asphalt patch work if funds are available in the Checking Acct, otherwise they hold off until 2024. The Board discussed the back door trim painting needed. It was reported

that most units need there back door trims to be repaired/replaced and painted. The Board voted that this should be completed by all Owners by Sept 1, 2024. Owners will be notified of this requirement.

7. Owner/Misc Discussion: Unit H is up for Sale.
8. Next Meeting to be sometime in Nov with the date and time TBD. Meeting adjourned at 10:31am.