

Aug 2022 Colonial Gardens Homeowners Association Board Meeting Minutes

8/6/22 held via Zoom at 10:00am

In Attendance:

Aaron Eames, Scott Williams and Kaitlyn Linford (HOA Management)

Absent: Dan Stitt

1. Board meeting was called to order at 10:00am via Zoom Meeting. It was noted that the meeting would take place via Zoom with motions and finished via Email discussion as Board Members had unexpected conflicts in their schedule.
2. May Board Meeting Minutes were presented to the Board at the meeting. Minutes were previously approved via email.
3. Financials: As of July 31, 2022 the acct balances were: Operating \$7876.39 and Savings \$30,261.39. There are 7 Owners continue to be behind on HOA dues. All have been notified and are working on getting caught up. The Account Register was reviewed about expenses and income. The profit and loss statement was reviewed and stated that the HOA is under budget on HOA fees from owners who are behind. It was stated that the HOA is over budget in the following categories: Insurance, Snow Removal, Taxes, Water/Sewer, & Trash. With the items over budget the HOA still remains with a positive net balance for the year and as owners continue to get caught up this will continue to increase.
4. Violations: The HOA has been experiencing issues with occupants parking in front of units and also in visitor parking areas. Owners & Tenants have been contacted about the issue and owners continue to notify Kaitlyn when there is an issue so that the correct people can be contacted.
5. Maintenance: The Board reviewed the Maintenance items that were completed and discussed the upcoming items needed. An estimate was provided to Board Members to remove 3 trees that need to be removed and 3 that need to be trimmed away from units. The Board approved for Absolute Outdoors to complete these tasks. Kaitlyn reported that she is still working on vendors about repairing the brick wall. Kaitlyn also reported that all owners painted there front doors, except for one owner. The Board stated that the owner should be contacted about the matter and if they do not completed it within the required time frame that the HOA should paint the door and bill the owner for the painting. It was also reported that door trims A-I are up for being painted as they are peeling in paint and should be painted to maintain curb appeal and continue to protect the wood. The Board approved for Maintenance to complete this.
6. Owner/Misc Discussion: No requests or discussion.
7. Next Board Meeting to take place in Nov with date to TBD. Meeting adjourned at 10:46pm.