

Meeting minutes 4/21/22

1. Meeting Called to order at 1834 (6:34pm)
2. Quorum established: James, Jason, Scott, Eric attend
3. Confirmation of Meeting notices – On Community Billboard for over a month & community newsletter that went out a week before had the meeting date listed
4. Accounts Receivable Status
 - a. Noted that \$1000 charge was confirmed on 721 Lake Geneva for dirt pile
 - b. 30 Day late notices
 - i. NOTE: The following homes need to be immediately sent to legal/collections with INTENT TO LEIN due to lack of payment over \$900.00
 1. 908 Lake Sanford
 2. 721 Lake Geneva
 3. 192 Southlake Dr
 4. 593 Prosperity Lake
 5. Motion: Jason; 2nd Scott – All Aye for item “i”
 - ii. For **ALL** homes that were sent a 30 days late notice (looks to be sent on or around 4/20)...At the expiration of the 30 days, INTENT TO LEIN for all homeowners with over \$100.00 Aged Balance.
 1. Exception to be any who have contact BCM to make payments
 - a. BOD needs to know what homeowners have made these commitments
 2. Motion: Scott; 2nd James – All Aye for item “ii”
5. Pond health testing has been scheduled to happen at same time as May pond treatment by Lake Doctors
6. Property Status 229 Southlake
 - a. How many letters have been sent to this home? Are we at the required number to send to REC?
 - b. Repeat offender?
 - c. **Need to send Additional letter for failure to send ARB for planting additional Trees in front yard without approval of BOD
 - d. Motion: James; 2nd Scott – All Aye for item “6 – in its entirety”

7. Open Forum

- a. Payment processing is taking up to 2 months; several homeowners stated they paid their dues in February and the payment just now showed up on 4/21 Aged Owner Balances page. Does this normally take up to 2 months for it to show up?

- b. Several Homeowners are concerned that many homes are looking run down and the yards are not being kept up. We have been asked by these homeowners to step up in sending out letters to homes that need to be kept up.
 - i. BOD needs to get a better handle from BCM on where we are at with violations
 1. Need to know homes that have hit the (3) letter REC review without any action from homeowner; We do not think we see that on the monthly financial state that lists the Violations and we need to tighten up on homes that have had the maximum number of violations that have not gone to the REC for review
 - ii. If BCM would like a board member to sit in the drive around to assist in assessing the homes, we can make that arrangement.
 - iii. BOD wants the homeowners to have more pride in their homes than some currently have based on BOD expectations.
 - iv. Motion: James; 2nd Eric – All Aye for item “b”

Motion to adjourn meeting: James

2nd: Scott

Aye – meeting adjourned