6 November Board Meeting Minutes

Attendees: Bear Woodrum (Board Chair), Suzanne Frierson, Mike Haas (Phone), Corey Merritt, Brad Drawdy (ARB Chair) and Paul Hardy

Agenda is as attached.

25 September Board Meeting Minutes were approved.

- Board agreed that they would be posted on the Hammocks Website.
- Paul Hardy has action to create a space and post them.

Treasurers Report

- Board reviewed the financial statements as of Oct 31st as prepared by Andy Cook (attached) .
- It was noted that there is approximately $8000.00 left in the enterprise operating account, with currently outstanding bills for $4400 to cover waste water repairs from the summer. Due to some unforeseen costs, and given the change of when annual dues/ assessments are due, this shortfall was an anticipated condition. Board agreed to authorize the withdrawal of funds from the Hammock's reserve funds (Money Market) to cover the remainder of the years expenses; under the provision that these would be reimbursed next year.
- Board also reviewed the outstanding debts to the association. Three are principally left over interest payments, one is unpaid annual dues/assessments, and the other is a contested ARB fee. Board agreed to write off one of the interest payments (lot 27) as this has been an outstanding debt for many cycles.
  - Bear Woodrum and Suzanne Frierson are going to investigate the outstanding dues/assessment

ARB report

- Group has been formed to review the ARB guidelines. Currently 5 POA members have agreed to participate. Goal is to have proposed revision ready for review at the annual POA meeting. It will have gone through a couple of reviews with the ARB and the Board berforehand.

Security/Gate

- Gate controller issues have been fixed.
- Bollard covers have been ordered and are expected later this month
- Gate refurbishment has been put on hold.

Roads. Nothing significant to report.

Sanitation

- Rebecca Williams notified the board that fees for the dumpster have been lowered, and seeked authorization to approve the contract. Board concurred.
- Dumpster location - Board was notified that the owner of the location where the community dumpster is located would like to get it moved. No timetable was given for that. Board discussed a couple of options to include relocation of the dumpster to the vicinity of the waste water treatment plant and engagement with the County on having the trash taken strait to the county waste site by the landscaping crew (who currently pick it up and take it to the dumpster). Mike Haas and Paul Hardy to investigate what other POAs are doing and engage with the county.

Waste treatment - nothing significant to report.

POA Membership - By the county tax records, no new transactions have occurred. Paul Hardy to continue to monitor.

Web site - Nothing significant to report.

Old Business
- Work day observations and thoughts for spring
  - -- Overall workday was considered to be a success. Appreciate all the woirk that went into the effort, especially that of Vic Athanas and May Kung for painting of the roadway signs.
  - -- For future event, should determine best way to identify work activities and look to holding the event on a weekend (more participation). Next workday will be scheduled in the spring.
- End of year close out and preparation for POA Meeting
  - -- Suzanne took action to arrange for meeting location in March (at Civic Cener)
  - -- All have action to get proposed 2025 budget for their areas of responsibility to Bear and Suzanne by the end of November so that a proposed budget can be developed.
  - -- It was noted that the board chair should issue a end of year letter to the community on the health and status of the POA (per Bylaws). Will start development of that letter in the future

New Business
- Jan Savage properties agreement with POA for road. Paul and Bear agreed to meet and review the property agreements and then get with the board in December on a recommended path.

Next meeting 19 December at Susanne's house. 5:30 start time.