

21 August 2025 The Hammocks Board of Directors Meeting Minutes

Board Attendees: Bear Woodrum, Suzanne Frierson, Mike Haas, and Paul Hardy

Other Attendees: Kim Kidwell (representing ARB)

Board agreed to the minutes of the previous meeting in July 2025

Treasurers Report

- Board reviewed the financials for July
- Noted overdue payment of dues/assessments and/or late fees for three lots.
 - Board unanimously agreed to waive late fees for lot 22 due to extenuating circumstances.
 - Letter to be prepared and send to lot 35 owners for action, as other means to have not been successful.
 - Bear to reach out to lot 27 owner to inquire about late fees.

Road Discussion

- Mike noted the need for additional shell sand and gravel to repair roads after the August rains. Agreement was reached on purchasing that material.

Security/Gate

- Some maintenance has been done, but it was noted that the telephone may not work for all uploads and contact data. Board discussed different courses of action, but agreed to continue to monitor the functions

ARB

- Kim indicated that there was no update
- Board discussed forming up a small group to reinvigorate the Architectural Guidelines document. Bear, Paul, and Kim; along with potentially one other to work this effort.
- It was noted that Brad Drawdy (current ARB Chair) has indicated his desire to step down. Board would like for him to maintain the position until the end of this year, moving some of the tasks (like the architectural guidelines review) over. Bear to discuss this approach with him.

Old Business

- Board reviewed the meeting with Fraternal Properties and the requests made. Board agreed that the POA should not take over road maintenance for any new roads being considered. Board also noted Fraternal Properties request to document a new agreement for road maintenance. Bear has action to notify Fraternal Properties of the decision, while Paul has action to draft a new agreement for consideration.

-- as an adjunct to this discussion, Board noted a need to understand the waste water treatment facility agreements and number of available taps. Board members to review those agreements and discuss at next meeting.

- The next POA meeting will be on 21 February. Location has been confirmed. Board to discuss preparations at next meeting.

New Business

- None

Next Meeting 25 September at 4:30

