

Date: April 18, 2022

Location: 1476 MD

Members Present: Mary Hackett, Stacy Seapy, Susan McCormick

Members Absent: Deb Kelsey, Jan Sprinkle

Guests Present: Daoming Li, Ryan Dorris, Austin Stajduhar, Steve Ward

Call to Order: 6:06 p.m.

Finance Secretary:

(Shared via email)

- Steve needs a hard stop of June for someone to take over the invoicing/financial secretary position. Mary suggested we could hire an accountant to take it over, which used to cost \$150 a month.
- All 4th quarter invoices have been sent via email or printed letter. With a few accounts needing monitoring and possible action from the Board.
 - Mary will take them to court in May.

Common Area Report:

- Algieri made his 1st April visit last Friday, focusing again on storm cleanup of fallen branches and other debris and the first mowing of the season. Besides mowing, upcoming tasks include trimming vines from Rio Fence and spreading chipped bamboo in common areas D and L.
- On the Grind completed removal of 2 large pine trees in the common area between lower Monterey and the townhouses. The \$3,000 bill was sent to Susie for payment. They also came out to estimate the cost of removal of fallen pine tree in common area H, and trimming oak tree limbs in that same area overhanging Marilyn Posten's backyard and roof. No estimate received yet.
- Steve bought plants from Snows & Garden Spot to add to the planted beds around the Four Seasons sign: 2 butterfly bushes, 1 Chesapeake Viburnum, and 6 small sages. Also contacted Urban Habitat and asked them to schedule maintenance for the erosion-prevention plantings in common area F.

Treasurer:

- Susie emailed the report before the meeting.
- \$ 13,068.53 in Checking, \$32,715.97 in Savings
 - The tree damage this winter certainly reduced the amount of cash on hand we typically have at this time of the fiscal year. I will keep a close eye on it and will transfer funds from savings only if needed.
- Susie shared a straw budget and suggested we might want to add a budget item to account for court fees, even though we ultimately get reimbursed for it. Steve suggested we look back at this past year and if it's significant we should probably include it separately. Susie shared that it's

minimal, maybe ~\$300. Susie estimates 2.5% for delinquencies, could increase that to account for those court fees. Steve suggested waiting until June to see how many are left over and update it.

- The board will formalize the budget in May
- Comcast Survey Update
 - 79 responses (60%)
 - 43 keep cable in the covenants
 - 36 remove from the covenants

Secretary:

- Stacy will meet with Steve to ensure we have the right addresses in Wave for trouble payers.

Architecture:

- Deb absent

President's Report

1. 279 Tennis Drive. Repair the weekend of Mar. 19/20. This did not happen as we can all see. Will send a sterner email.

Old Business

1. Need to schedule a DOPR committee meeting (Stacy, Susie, Mary).
 1. April 29th

New Business:

1. Will see if we can add phone numbers to BOA account to allow three signers to access due to new two factor authentication

Adjourn: 7:03 p.m.

Next Meeting: Monday, May 16, 2022 – 6:00pm - Location: 1476 Monterey Drive