

FLVHA Board Meeting 1/22/25

President Jan Flynn called the meeting to order at 6:10pm. The following were in attendance: Jan Flynn, Kathy Mattox, Carolyn Nations, Joshua Shannon, & Richard Jacobs. Not in attendance: Roger Smith, Rodney Burnett & Van Murphy.

1. Update on finding legal representation – Jan informed us that she has contacted David Zimmerman in Greensboro. He is experienced in dealing with HOAs. We have a proposal from him and he's going to charge us \$270/hour with a \$5,000 retainer. David indicated we need to work on covenants, rules & regulations on processes, take down who's paid on website, etc. Kathy will remove those from the website. David also doesn't feel we are charging enough. We need to assess dues at the general meeting for increasing them \$50; most charge between \$200-300/month. Right now, the retainer fee would need to be taken from escrow. He suggested that we follow up on overdue invoices in about 6 weeks.
2. Treasurer's Report – Richard got all the documentation from Loraine. He mapped all the expenses for 2024 and those matched exactly. We need another person on the bank account to be able to sign checks if needed. Joshua agreed to be on the account to manage checks in Jake's absence or to sign checks for reimbursements to the Treasurer.
 - Update on record keeping – records needed attention on owners and properties. Richard checked every parcel in Q-Public. He proposed we purchase 'Run HOA' software that allows you to handle the invoicing, budgeting, documents, etc. Richard did a demonstration of the software. The group agreed to use it.

- Update on invoicing process – Invoices will be managed/issued through the new software and homeowners that owe back year's fees were invoiced for *up to* six years.
- Proposal of 2025 budget – Several changes were made to the 2025 proposed expenses, overall we are over budget for 2025. Richard will update the budget and send back out to the board for review before the meeting.

3. Need to Nominate Board Members

- Kathy will roll the secretary position if we find someone at the Annual meeting will to join and to handle the secretary's job.
- Bob Edge – to be nominated at the Annual meeting and we will need to add another member as well.

- Board Terms of existing members:

- Jan 1/24- 12/26
- Jake 11/24 – 12/27
- Kathy 1/22 – 12/24
- Carolyn 1/24-12/26
- Van 1/23-12/25
- Roger 1/24-12/26
- Rodney 1/23-12/25
- Joshua 1/23-12/25
- Bob 1/22-12/24

4. The group reviewed and discussed the following Agenda for upcoming Annual Meeting:

- Recap of this year's accomplishments
- Removal of green way trees (\$6000+)
- Work on the boat ramp
- Insurance update
- Collections efforts
- Work on upholding covenants
- Conversations/relationships with the County
- Legal representation
- Treasurer's Report
- Election of new Board Members
- Focus for 2025
 - Fiscal responsibility with efforts to collect common property and maintenance fees
 - Enforcement of covenants
 - Focus on building community
 - Better website information
 - Better overall communication
 - Spring and Fall community building events

There being no further business, the meeting was adjourned at 7:11pm