

FLVHOA Board Meeting
11/11/24

The meeting was called to order at 5:08 PM by President, Jan Flynn with the following in attendance: Jan Flynn, Carolyn Nations, Roger Smith, Bob Edge, Joshua Shannon, Loraine Piro, Rodney Burnett, & Kathy Mattox. Absent was Van Murphy.

Approval for Directors' and Officers' Insurance (proposal attached) – D&O is \$2043 and covers up to \$1M with \$1000 deductible. Liability will cover trips and falls will cost \$3,147 and with \$1M occurrence and \$2M aggregate. The total for both \$5190. We have \$2695.24 in our checking account. Rodney moved that we move forward with both types of insurance and Carolyn seconded. The vote was unanimous to approve.

Follow up on tree removal progress and interactions with the County - Loraine said we've had \$11,345 expenditures this year We had to cut 2 trees on the greenway next to Donald Askew and Van Murphey that were a threat to structures. The Greenway on Willow Cove had 3 dead trees threatening the home of Norma Harper that were also removed. Total expenses for tree removal this year is \$5,275. We will add Mike Sasser to our list of tree vendors and get other quotes for next year. Rodney will handle the tree removal and lawn maintenance in place of Loraine starting next year.

Follow Up on "Collection" letters - Recourse for those who don't pay. We need to know what legal action against homeowners we can take. Therefore, we will consult with an attorney. Jan got 3 references and will be contacting them regarding fee structure, etc.

Follow Up on Covenant violation letters. Jan sent letters for violation of lawn debris, etc. There was some progress on Pine Knoll Lane where there was a vacant lot with a large debris pile. Jan & Rodney will be visiting the home with the bulldozer in the yard on Saturday to discuss removal. The home owner that has a lot on Aspenwood with a building and vehicle hasn't made any progress. He will get a letter from us soon. Jan will check with the Post Office to understand why registered letters weren't returned to us.

Jan sent 93 letters for delinquent fees and 20 have sent payment. Jan suggested we begin sending an invoice at the first of the year and if they don't pay we can report them to a collection agency. We will address this issue in our January Board meeting.

Replacement of Board Treasurer & other Board members - In order that we follow bylaws we are supposed to roll members off every three years. Based on when people have joined. Kathy, Loraine, & Bob have served 2022, 2023 & 2024. Josh, Rodney & Van will serve 2023, 2024 & 2025. Jan, Roger, & Carolyn will serve 2024, 2025, & 2026.

Jan made a suggestion for a new board Treasurer. Richard Jacobs ("Jake") of 101 Cherry Cove is an accountant and is willing to take the job of Treasurer. Bob Edge is resigning with the understanding that he will be nominated in January to return to a board position. Joshua moved to accept his resignation and Carolyn seconded the motion. The vote was unanimous. Carolyn motioned to accept

Richard Jacobs and Roger seconded the motion. The vote was unanimous. Loraine motioned for Richard to accept the position as Treasurer effective January 1st. Carolyn seconded the motion. The vote was unanimous. Jan will not be a signature on our checking account.

Discussion of Covenant/By laws interpretation – Jan thinks we should send a second letter to any offender then follow with a visit. We may want to have an attorney write letters. Jan will get into discussions regarding our levying fines, etc. We need to know what our authority is based on the current bylaws/covenants.

How are CPM fees set?....by house or by parcels owned? Have CPM fees have been levied by parcels if they are combined. If someone owns multiple not join parcels, they owe separately.

Newsletter draft will be sent out for review. Invoices will be sent separately.

Planning for January HOA meeting on January 13, 2024 6pm @ Lakeside Baptist Church. Agenda for the meeting:

- Discuss Expenses we are incurring for trees, attorney fees, etc. Reasons for fee increases.
- New board members

There being no further business, Joshua moved to adjourn the meeting. Loraine seconded the motion. Meeting was adjourned at 6:46 PM.

Respectfully submitted,

Kathy Mattox
Secretary