

October 2024 Meeting Minutes

Mike's Basement at 7:08pm

Attendees: Directors: Mike & Nate/ ASC: Jason/ Admin: Carrie

Agenda Items:

1. **Lien on 8726 Toftrees:** Discussion of email inquiry from homeowner's assistant. Board has agreed to waive the finance charge for 2024 interest fee, if the account is paid in full before Dec. 31st. In order to remove the lien, there will be additional fees incurred, the Board has asked Carrie to add those fees in and give the homeowner a total payoff amount to clear debt. Mike motioned a vote and the board is in agreement.
2. **Dues update (need to contact attorney):** There are 4 outstanding 2024 dues, and 5 accounts with unpaid attorney fees. Carrie will sync up with the lawyers office to see if any dues or fees were paid directly to them.
3. **No Solicitation ideas?:** Mike added information to the annual meeting agenda.
4. **Violation Status updates:** Directors have asked Carrie to update the letter requesting an answer from homes in violation within 30 days to avoid escalation and assessment fees.
5. **Landscaping contract update:** Mike has been in touch with a couple landscaping companies, and expects bids to be sent to WGHA email. Carrie will forward them. Jason has a contact within a small landscaping business and will put Mike in touch with them as well. The board would like to discuss it in November.
6. **sign 4 checks:** completed
7. **CTA required forms:** The Directors may be required to file by Jan 1, 2025. They will fill them out and file in December if necessary.
8. **Aug Reconciliation statement for review:** Board approved
9. **Approve & Sign 2 previous meeting minutes:** June minutes approved. August needed one correction.

Adjourn: 8:12 pm Next Meeting TBD in November

Signatures for Approval

Mike Mills:  _____ Date: 11/5/24

Nate Frankart:  _____ Date: 11/5/24

Zack Lawson: _____ not present _____ Date: _____

Action Items assigned:

- Lien follow up- Carrie
- Unpaid dues- Carrie
- Violation status letter- Carrie
- Landscape Bids- Mike
- CTA forms- Mike, Nate & Zach
- Aug minutes correction- Carrie