

Minutes

The meeting was called to order at 9:09 AM by Larry Lewis. In attendance were Billy Elkins, Leon Jones, Paul Lyons, Jim Williams and Ben Adams.

The minutes of the previous meeting had been distributed by email. Leon Jones made the motion to approve the minutes and Jim Williams seconded. The motion Passed.

Ben Adams reviewed the previous month's financials and accounts receivable. The past due maintenance fees and penalties on the property at 8728 Lough Dr. were written off following the purchase of the property by the bank. There were no irregularities in the finances. Billy Elkins made the motion to approve the financial report and Leon Jones seconded the motion. The motion passed

The proposed budget for 2015 was reviewed and discussed. It was determined that item 590, Painting and Caulking, should be reduced to \$2000.00 with the difference being placed in the reserve, increasing it to \$54,000.00. The budget was approved as amended.

The status of the maintenance fee for the upcoming year was discussed. Based on the expenses of the previous year and the projected budget needs, it would be necessary to increase the maintenance fee. After some discussion, Leon Jones made the motion to increase the monthly maintenance fee from \$165.00 a month to \$175.00 a month. The motion was seconded by Paul Lyons. The motion passed.

Committee Reports

There were no A & L forms to be considered. The Plant and tree replacement was essentially complete, with the exception of a few small trees. The final tree and bush cutback and gutter cleaning were ongoing weather permitting. Concrete replacements at 10403 Pine Glen Circle and 8729 Broadwood Court had been completed.

The bid from Kingsbury Concrete for replacement of a sidewalk section at 10237 Pine Glen Circle was reviewed. Leon Jones made the motion to accept the bid. Billy Elkins seconded the motion. The motion passed.

Robert was instructed to go throughout the property and caulk windows and doors, where needed. Billy Elkins made the motion to allow Robert to use a 3' ladder for the caulking. Paul Lyons econded the motion. The motion passed.

The sewer line collapse on Summertree was repaired by Guelda plumbing. Due to the fact that there were two separate areas of line involved and their locations, it was determined that the Board pay half and the property owners pay the other half.

Jim Williams reported that there were 17 people at the October breakfast and 11 at the November breakfast. Next year's schedule of events was was being worked on.

Some of the benches and bird baths in the common areas had been knocked over and had to be replaced

It was determined that it was not necessary to have a meeting in December. The next meeting is scheduled for January 16, 2015.