Evans Mill HOA

Board of Directors Meeting

 November 1, 2021

**Minutes:**

Location: 112 Evans Mill Road

Present: Don Hopkins President, Sandy Tabak Vice President, Polly Meyer Secretary, Stan Fitzgerald Board Member

Next Meeting: January 10, 2022

6:20 PM meeting called to order by Don Hopkins.

**I. Agenda for Meeting**

**a.** Items listed. Motion approved to accept by Sandy Tabak and seconded by Polly Meyer

**II. Minute reviews from September 13, 2021**

**a.** The minutes were approved by Don Hopkins and seconded by Sandy Tabak.

**III. Treasurer Report**

1. Rob Hollister was not present. Don Hopkins presented the following information:

$17,886 was available in August in the account. $790.00 is needed per month to pay bills X four more months in the year =$3160. Once bills are paid, we should go into the next year with more than $14,000.

1. Several lots have still not paid dues from this year. Notices have been sent and late fees applied.

**IV. ACC Report**

1. The ACC is working on new mailbox guidelines for residents to be completed by next year.

**V. Old Business**

**a. Committees:** Trinity Hollister has volunteered to head the Social /Media Committee.

**b. Annual Meeting:** A discussion followed concerning the Annual Meeting with agreement that it went well this year with enough residents present for a quorum, though no votes were needed. It was felt that in the future we should try to involve more residents by advertising the meeting more and perhaps personally contacting more residents to encourage involvement. A suggestion was made to consider having it off-site to encourage more participation. Having it on a Sunday seemed to work but it limited food options available.

**VI. NEW BUSINESS**

**a**. **2022 Budget Changes:** Changes were made to the budget for next year to reflect anticipated spending. The changes were as follows:

An increase in Annual meeting and community events to allow for more events.

An increase in insurance costs.

A decrease in the legal and accounting costs.

An increase in website costs to cover expenses of the new website.

An increase in utility costs with the addition of electrical services to the gazebo.

An increase in Capital improvements to allow for continuing upgrades.

**b. Dates for 2022 Board of Director meetings:**

January 10, March 7, May 2, July 11, September 12, November 7.

1. **Dates for Annual Meeting and Events:**

The annual Meeting will be held either Saturday, October 1, or Sunday October 2. It will be decided later which day works better.

Events suggested for 2022:

Spring event in March or April

Summer event in June or July

 National Night Out August 2, 2022

 Annual Meeting October 1 or October 2, 2022

 Winter event in December

 Don Hopkins requested that we need a chairperson to manage each event.

1. **HOA President:** Don Hopkins has agreed to continue if there are no other volunteers. New Board members are encouraged.
2. **Board of Director Positions:**

President Don Hopkins

Vice President Sandy Tabak

Secretary Polly Meyer

Treasurer position open

New Board members will be sought to fill positions.

1. **Committees:**

Welcoming Committee: needs a chairperson

Social Media /Website Committee: Trinity Hollister

Maintenance Committee: Scott McAllister

**VII. Votes**

1. Sandy Tabak made a motion to accept the changes made in the 2022 Budget, Stan Fitzgerald seconded it. It passed unanimously.
2. Don Hopkins made a motion to accept dates as listed for Board of Director meetings and the Annual Meeting. Sandy Tabak seconded the motion and it passed unanimously.
3. Sandy Tabak made a motion to adjourn the meeting. Stan Fitzgerald seconded it and it passed unanimously.

**Meeting was adjourned at 7:43 PM**