Evans Mill HOA

Board of Directors Meeting

 September 13, 2021

**Minutes:**

Location: Gazebo in Common Area

Present: Don Hopkins President, Sandy Tabak, Vice President, Polly Meyer Secretary

Next Meeting: November 1, 2021

6:15 PM meeting called to order by Don Hopkins.

**I. Minutes review from July 12, 2021**

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

**II. Treasurer Report**

1. Rob Hollister was not present, but he sent the following report:

Cash on hand at beginning of August: $22, 991. 28

August expenses: lawn maintenance $1120.00

 Supplies (topsoil) $389.96

 Management services $150.00

 Power washing $200.00

 August 14th meeting expenses $558.72

 Ending cash balance: $20,572.60

1. There are still 4 properties that have an outstanding balance due to late dues or fines.
2. We try to be sure we always have a $2000.00 reserve going into the next year to cover January and February expenses. That is not a problem this year.

III. ACC Report

1. A visit was made to a property in the neighborhood to review problems. There was no immediate resolution but 90% of the trees in the front yard will need to be removed and the beehives need to be moved.
2. Owners of an empty property have been told that it needs to be mowed. They report it will be done soon.
3. The ACC will investigate planting around the electrical meter at the front entrance to hide it. Moving it has been explored and we are limited on how much we can move it and lower it.

**IV. Old Business**

a. **Gazebo:** Work on the gazebo has been done. The electricity has been completed and the electrical ditch will be leveled before the Annual Meeting in October.

b. **Signs:** The signs for the entrance to the Common Area have been installed.

c. **Website:** The new website is up and active. Don Hopkins is currently the only one that is trained to manage it and he continues to look for someone else to help with this.

d. **Repairs / Replacement:** The cost for buying two new tables for the gazebo continues to be very high so they have not been ordered. We are now aware that the old tables are showing signs of wearing out and may need to be replaced also. The playground repairs are also very high and the cost for the bridge to the Common Area from Evans Mill Road is high due to increased lumbar costs. It may be more cost effective to demolish the current playground and replace it with new, smaller equipment. The bridge project has been put on hold until costs level out.

**V. NEW BUSINESS**

**a**) **Annual Meeting:** The Annual Meeting is to be held on Sunday, October 3, 2021, at 3:00 PM. Management Services is handling announcement of the meeting and the RSVP numbers. They will also handle ordering food to be delivered. Prizes are to be purchased for a raffle during the meeting. Don will purchase some various prizes, Sandy will purchase gift cards and Polly will purchase plants. Rob Hollister has announced he will not be continuing the Board for next year. Don Hopkins would like to also step-down as President but will stay on managing the website and social media.

**b) Events:** Now that we can have more community events some additional events were discussed for later this year. A Movie Night was suggested at the Gazebo, but we will need a projector and screen. A Chili Cookoff was suggested for after Thanksgiving.

**VI. Votes**

1. Adjournment: Don Hopkins made a motion to adjourn the meeting and Sandy Tabak seconded it.

**Meeting was adjourned at 7:07 PM**