Evans Mill HOA

Board of Directors Meeting

January 24, 2022

**Minutes:**

Location: Management Services, 3515 Trent Road, Suite 15

Present: Don Hopkins President, Sandy Tabak Vice President, Polly Meyer Secretary, Stan Fitzgerald, Tim Tabak, Jennifer Miller from Management Services, Betty White from Management Services

Next Meeting: March 7, 2022

6:25 PM meeting called to order by Don Hopkins.

**I. Introductions**

**a.** Betty White and Jennifer Miller were introduced from Management Services and they will be working with us now. Tim Tabak was introduced as a new Board Member.

**II. Agenda**

**a**. The agenda was approved with changes made as noted in the minutes. Sandy Tabak moved to accept the changes in the Agenda and Don Hopkins seconded the motion. A unanimous vote was received to accept the agenda

**III. Minutes review from November 1, 2021**

**a.** The minutes were approved by Stan Fitzgerald and seconded by Sandy Tabak. A unanimous vote was received to accept the minutes.

**IV. Treasurer Report**

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

$16,000 was in the account to begin the year. Many properties have paid their dues for the year. $12,000 was spent on capital improvements last year.

**V. ACC Report**

**a.** The ACC is working on having mailbox posts constructed to have available for residents, as needed for purchase. We now have a listing of parts needed for the posts available from Lowe’s if a homeowner wants to construct their own.

**V. Old Business**

**a. Committees:** No new volunteers have come forward for committees. Don Hopkins agreed to remain in charge of the Website and Social Media.

**b**. **Projects from 2021**: Several projects/ programs from last year remain unfinished and will need to be addressed in the coming year.

**1**. Picnic tables for the gazebo have been approved in the budget but we have not been able to find them for the costs budgeted. We will continue to work on this.

**2.** A bridge over the ditch on Evans Mill Road to allow access to the Common Area had been discussed and a quote to have it built was received. Since then, wood costs have increased, and it was put on hold. It was discussed again with other options suggested.

**3**. Playground repairs or replacement are needed and will be considered again this year. Rising costs have delayed this decision.

**4**. The purchase of a speed sign for Old Airport Road was discussed last year.

**5**. A Neighborhood Watch program is recommended by the Annual Night Out program. We have not set this up due to lack of volunteers /interest.

**6**. A Welcoming Committee has been suggested but also not completed due to lack of volunteers.

**7**. The electric meter at the front entrance needs to be covered from view. It was exposed with the removal of trees following the hurricane and we are unable to move it. A trellis with vine coverage was suggested by Tim Tabak. He will design it and submit to the ACC for approval. Polly Meyer will check on types of vines to use for coverage.

**VI. NEW BUSINESS**

**a. Board Members**: New Board Members for this year will be Tim Tabak and Jeff Bojonell. Tim Tabak accepted the President position. Stan Fitzgerald accepted the position of Treasurer. Sandy Tabak, Rob Hollister, and Don Hopkins have removed themselves from the Board.

**b. Management Services:** Betty Webb and Jennifer Miller reviewed our contract with Management Services. The Management fee of $150 per month will remain. There is now a fee for the use of Appfolio of $2.0 per unit. We currently have 67 units in our neighborhood, so our cost is $134 per month. Our contract with Management Services is for financial services only. Other use of their services will be charged $10. per letter sent. The more our HOA does independently the lower our costs will be. A change in the ownership of the property at 105 Stonewall was reported by Management Services.

**c. Change in email for HOA:** Don Hopkins will no longer use the [evansmillhoa@gmail.com](mailto:evansmillhoa@gmail.com) address though he will monitor it for a while. His new email address to use for HOA business concerning the website and social media is [Donald.hopkins74@gmail.com](mailto:Donald.hopkins74@gmail.com). Tim Tabak has requested the use of [tabakforester@suddenlink.net](mailto:tabakforester@suddenlink.net) be used for people trying to get in touch with him.

**d. Annual Letter:** Tim Tabak offered to take care of getting an Annual Letter done this year and sent to all homeowners.

**VII. Votes**

1. Don Hopkins made a motion to accept Tim Tabak as a new Board member in the position of President. The motion was seconded by Stan Fitzgerald and passed unanimously.
2. Sandy Tabak made a motion to accept Jeff Bojonell as a new Board member and it was seconded by Don Hopkins. The motion passed unanimously.
3. Don Hopkins made a motion to adjourn the meeting. Stan Fitzgerald seconded it and it passed unanimously.

**Meeting was adjourned at 8:05 PM**