Evans Mill HOA

Board of Directors Meeting

September 11, 2022

**Minutes:**

Location: Evans Mill Common Area Gazebo

Present: Tim Tabak, President, Polly Meyer Secretary, Stan Fitzgerald, Treasurer , Jeff Bojonell ACC Coordinator, Scott McAllister, ACC Chairman

Next Meeting: November 7, 2022

3:07 PM meeting called to order by Tim Tabak

**I. Minutes review from July 11, 2022**

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

**II. Treasurer Report**

1. Stan reported reports financial reports from Management Services have been received and approved. Two lots have still not paid annual dues.

**III. ACC Review Appeal**

An appeal was requested on an ACC decision for 3544 Old Airport Road. The homeowners did not attend so the appeal will be denied. A letter will be sent.

**IV. Old Business**

**a. Legal:**

TheParking Regulations draft has been received from Beth Atkins, Atty and reviewed by all Board members. It was agreed these will be sent to all homeowners prior to the Annual Meeting to give them time to read them. It will be open for discussion at the Annual Meeting and projected to be effective January 1, 2023.

b. **Pending Letters**

1. Mailbox letters will be sent by the Board to several addresses that have not corrected their mailbox /post to meet regulations. Scott McAllister suggested we try to offer options to homeowners of vinyl parts for the posts or completed posts. Tim Tabak reported that vinyl parts will run about $140. All Board members and the ACC will receive copies of the necessary parts to complete a post.

2. Mowing of vacant lots. All lot owners of vacant lots have received letters informing them of the requirement to keep their lots mowed. A registered letter will be sent to lot #5 by the ACC with a deadline to complete the mowing. If it is not taken care of the ACC will arrange for mowing and charge the homeowner, the cost plus 15% per HOA regulations.

**IV. NEW BUSINESS**

1. **ACC Review Policy and Procedure**

Jeff Bojonell presented his plans for a follow-up check for all ACC requests to be sure all requests are in compliance with current covenants. Due to time limitations this discussion will continue at a later meeting.

1. **Annual Meeting**

The Annual Meeting is to be held Saturday, November 12, 2022, at 11 AM. A catered lunch will follow at 12 noon. The meeting will be held in the Common Area of Evans Mill. At this time, we will tentatively plan on an attendance of 40 people. Management Services will be contacted by Polly Meyer to arrange their participation in the meeting. Notifications of the meeting will be sent at least one month before the meeting with reminder notifications to encourage involvement. Polly Meyer will check on caterers and other details for the meeting.

1. **ACC Process**

Several projects on lots were questioned about approval. Scott McAllister was able to answer some of the questions but there seems to be questions about previous projects and whether there was approval. Tim Tabak reminded all that all paperwork needs to be completed prior to a review request. He also reminded all that there are strict storm water guidelines concerning our lots. Water drainage pipes cannot be extended into the ditches but must stop twenty feet prior to the ditch with pop-up valve. Scott McAllister agreed to talk with the homeowners at 119 Evans Mill about this. Jeff Bojonell will talk with Management Services about their records of ACC requests and also Don Hopkins to see if there are other records from previous years being stored.

**V. Votes**

**a.** Jeff Bojonell made a motion to adjourn the meeting. Stan Fitzgerald seconded it and it passed unanimously.The meeting was adjourned at 5:50 PM