**Evans Mill HOA**

**Board of Directors Meeting**

**July 17, 2023**

**Minutes:**

Location: Gazebo in Common Area

Present: Jeff Bojonell, President, Alejandro Merizalde Vice President, Polly Meyer Secretary, Ray Whitby Treasurer, Nicole Lee Committee Liaison, Gene Passarelli` ACC Chairman, Mike Lynch ACC Member

6:04 PM meeting called to order by Jeff Bojonell

**I. Minutes review from April 17, 2023**

**a.** There was a motion to approve the minutes by Jeff Bojonell and seconded by Alejandro Merizalde. A unanimous vote was received to accept the minutes.

**II. Financial Report**

a. Ray Whitby presented the budget for the year 2023. Several minor adjustments were recommended, and a new budget was presented. Polly Meyer made a motion to accept the modified budget and it was seconded by Jeff Bojonell. The vote was unanimous to accept the budget for the year.

**III. Old Business**

**a. Parking Rules**

Gene Passerelli reported there is currently only one home in the neighborhood that is not in compliance with the Parking Rules. A letter will be sent to that homeowner.

**b. Architectural Application Forms**

1. A new tree removal form was presented. Several modifications were suggested. No names are to appear printed on the form but just ACC titles so that the form can be used as members of the ACC change. A one-year time limit was suggested for approvals to be completed and an estimated completion date was suggested.

2. The new ARC form was also presented, and two changes were recommended. Neighbor acknowledgement of the project is to be included in the form and the owner agrees to allow members of the ACC to view the project at reasonable times.

**c. Website Update**

Alejandro Merizalde reported he is working on the website. He will make a new front page and send out for comments. Suggestions of things to be included on the website were: Local Favorites, Calendar for Common Area, Directory. If a directory is included, then there will need to be a log in for privacy of that information.

**d. Common Area**

1.It was reported that Sean Vary sent out a survey on the Evans Mill Facebook page this week concerning changes in the Common Area. He did not realize that all homeowners do not participate in Facebook so he will send another survey using email addresses.

2. Jeff reported he is meeting with the Lawn Service next week to discuss cutting a walking track in the Common Area. He will also discuss more frequent mowing of the area to make it more usable for many activities.

**IV. New Business**

**a. Annual Meeting:** It was decided that the Annual Meeting will be on Sunday, October 22, 2023 at 3:00 PM in the Common Area.

**b. Landscaping Front Entrance /Common Area**

The front area beds need to be mulched and shrubs pruned there and the Common Area. Jeff Bojonell will talk with Mike’s Landscaping (grass mowers) and Dale Holadia to get estimates for the work. This will be discussed at the next meeting.

**c. New Home Build**

There were questions from a new lot owner concerning plans for building on the lot on Stonewall Circle. Gene Passerelli has agreed to be in touch with the owner.

**V. Votes**

**a.** Jeff Bojonell made a motion to adjourn the meeting and Mike Lynch seconded the motion. The vote was unanimous, and the meeting was adjourned.

The meeting was adjourned at 8:00 PM

Next Meeting: October 16, 2023