

President Tom Terrell called the meeting to order at 11.05 am.

Members present: Board members Tom Terrell, Tom Hix, and Gary Teale, Ted Clark, secretary, and Gene Otto, Architectural committee.

Reports:

Treasurer's Report: Tom Terrell presented the 2019 budget and welcomed Gary Teale who has agreed to assume the Treasurer's responsibilities for the coming year. Tom and Gary have been working to transfer information and details of responsibility. Tom Terrell noted that the current budget projects a deficit but several expense items are estimates and will be defined when bids are received.

Gary presented an extensive review of the Quickbooks Non-Profit Premier Edition software that he will be using for the HOA records as well as a summary of the Treasurer's Primary Roles & Responsibilities. He explained the types of reports the software will provide for Board and member use in the future. Gary summarized that as of Jan. 31, 2019 the Association had \$25,582.62 in Operating account funds and \$22,120.06 in Reserve account funds.

Landscape Committee: Chair Tom Hix reported that seasonal arborist work will take place in the next 30 to 45 days. Owners will be advised when the contractor is scheduled for the property work and they may contract for individual projects as desired. Spring clean up work will be scheduled with the contractor as weather allows, and sprinkler start up and mowing will also be scheduled according to weather patterns.

Projects under consideration for the 2019 budget year include (1) a fence in the natural area to conceal yard waste bins, and (2) new trees or plant material on the north fence to replace the Maple trees which died two years ago, The committee is also looking for seasonal garden maintenance contractor for the summer months.

Gene Otto commented Architectural committee was concerned that the proposed fence for the yard waste bins should match existing fence material and color for consistency. Landscape committee explained that plans still need to be defined for exact placement and material, as well as securing an installer.

Old Business:

Tom Terrell noted that one owner has refused to pay quarterly dues until he can review the association books. All owners are reminded that there is a \$10.00 late fee charged for dues not received by the 10th of the month in which they are due, and fees 30 days late are assessed at 12% per annum until paid, per article 6.10 of the Association By Laws.

New Business:

The next meeting of the Board of Trustees was set for Saturday, June 15, 11:00 am at the Terrell residence.

Meeting adjourned at 12:15 pm.