

**St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting October 17, 2018, 2018**

<u>Pending Board</u> <u>Approval</u>

On October 17, 2018, the HOA Board of Directors Meeting was called to order at 7:00 PM by President Tru Hall. After the Pledge of Allegiance and moment of silence, Roll Call was taken with all Board Members present.

A Motion was made by Jack Albright and seconded by Karen Goodman to accept the minutes from the HOA Meeting of September 19, 2018. Motion carried, all Board Members approved.

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating as of September 30, 2018 we have \$1,096,496 in the reserves account, Retained Earnings of \$276,589.00 and a net loss of \$6,163.00 year to date. There were Nine (9) Homeowners with past due HOA fees, Two (2) Homeowners in bankruptcy; Three (3) in Collections; no foreclosures; Three (3) properties with liens and Two (2) on payment plans.

The home at 712 NW Stanford will be closing soon to an investor who plans to paint, restore landscaping and flip the pavers in the driveway to improve the appearance of the home. The home at 616 NW Stanford will be closing in 3-4 weeks and, because there is presently a tenant in this house, the new owner will need to evict this tenant in the next 2 weeks to allow time for improvements. **A Motion was made by Bob Coleman and seconded by Jack Albright to give the new owners at 712 NW Stanford and 616 NW Stanford thirty (30) days to make these improvements. Motion carried; all Board Members approved.**

A Motion was made by Larry Cordisco and seconded by Jack Albright to accept the Treasurer's Report. Motion carried; all Board Members approved.

The Board and Budget Committee is also developing a 5-year plan so all homeowners can help decide how their money will be spent.

Maintenance Committee - Marvin Ott

Marvin Ott reported that the following items have been completed or are in progress: new flow-meters have been installed; the new computer & software for our irrigation system is up and running and team is learning how to use; new chemical pumps at the pool and spa have been replaced; final measurements have been taken for our accordion shutters on the Clubhouse and Exercise facility (vendor has received delayed material); we are presently gathering quotes for road repairs and will present at next Board Meeting; 2-wire irrigation system will soon be installed on Stratford;

Because of the deterioration of the maintenance utility golf cart, **a Motion was made by Marvin Ott and seconded by Bob Coleman to replace this vehicle at a cost of Twelve Thousand, Eight Hundred Seventy-Five Dollars (\$12,875). Motion carried; all Board Members approved.**

A Motion was made by Marvin Ott and seconded by Jack Albright to replace the wells in the front lake and the round-about. After much discussion on whether the golf course should bear a portion of this expense, motion did not carry and Marvin will talk with Chris Cunniffe to resolve this 'sharing of costs' issue.

Marvin also indicated that we are scheduling to paint the street lights and install the 2-wire irrigation system on Sheffield and Dover in 2019.

Architectural Committee – Jack Albright

Jack Albright reported that there have been 24 requests since last Board Meeting, (5 for landscaping, 5 for structural changes, 14 for exterior painting): 6 approved, 7 on hold and 2 will be done by our Maintenance Department.

Tru noted that a book of approved colors for house painting has been revised and although the book must stay in our office, it's available for homeowners to look at and choose a color for their home from our approved sample paint chips. **A Motion was made by Bob Coleman and seconded by Larry Cordisco to approve the book and chosen paint colors for all homes in our community. Motion carried; all Board Members approved.**

Safety & Security Committee – John Burd

In John Burd's absence, Tru noted that we have had our gates at the entrance broken several times in the last month but we are following up with the offenders to see that they make restitution for any cost involved in the repair/replacement of our gate. Clem Lagala stated that a vehicle has repeatedly being parking overnight near his home. He was asked to contact Karen or Tru when he next observes this violation.

Covenants Change Committee – Karen Goodman

Karen indicated that her committee is working on making changes to the procedures for renting properties in the community

A Motion was made by Bob Coleman and seconded by Jack Albright to approve the procedures for the election of officers and the mailing of the first Notice of the Annual meeting. Motion carried; all Board Members approved.

New Business

Bob Coleman announced that there will be a Budget Meeting on November 14, 2018, to approve the 2019 Budget.

Tru Hall announced the names of those who were chosen as "Volunteer of the Quarter." Those honored were Ann Smith, John Burd and Clem Lagala.

After discussion among the Board and Homeowners, **a Motion was made by Tru Hall and seconded by Jack Albright to NOT publish our Hallowe'en hours this year. Gates will remain closed with no extra security to open gates for outside trick-or-treaters. Motion carried; all Board Members accepted.**

A Motion was made by Bob Coleman and seconded by Larry Cordisco to move our November 21st meeting to November 28th since Thursday is Thanksgiving. Motion carried; all Board Members approved.

Tru Hall noted that our Welcome Committee is updating their 'Welcome Package' for new residents.

Homeowner Concerns:

- Flagpoles? They were received on 10/17 and will be installed
- Trash in bags instead of containers: letters went out to those still using bags.
- Landscaping: discussed ad nauseum, but with positive exchanges
- Rusty Loungers on Pool deck: to be inspected and cleared or replaced as needed

A Motion was made by Larry Cordisco and seconded by Jack Albright to adjourn the meeting at 8:40 PM. Motion carried; all Board Members approved.

The next regular HOA meeting will be November 28, 2018.

Respectfully submitted
Jane Cordisco