

**St James Golf Club Homeowners Association, Inc.  
Board of Directors Meeting September 19, 2018**

On September 19, 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 except Larry Cordisco.

**A Motion was made by Karen Goodman and seconded by Gail Logan to accept the minutes from the HOA Meeting of August 18, 2018. Motion carried, all Board Members present approved.**

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating as of August 31, 2018 we have \$1,089,110 in the reserves account and a net loss of \$14,811. There were Thirty-One (31) Homeowners with past due HOA fees, Two (2) Homeowners in bankruptcy; Four (4) in Collections (2 paid); One (1) foreclosure; Five (5) properties with liens and One (1) on a payment plan.

**A Motion was made by Jack Albright and seconded by Gail Logan to accept this Treasurer's Report. Motion carried, all Board Members present approved.**

**A Motion was made by Bob Coleman and seconded by Jack Albright to file a foreclosure suit on a lien at 392 NW Sheffield Circle. Motion carried, all Board Members present approved.**

**A Motion was made by Bob Coleman and seconded by Jack Albright to mail the 2019 Budget to homeowners before October 17, 2018. Motion carried, all Board Members present 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; a new Volleyball net has been installed; the new computer & software for our irrigation system have been installed; new lighting from the office to sidewalk has been completed; roundabouts are being sealed; Guard House painting is complete; Flagpoles and Pool Signs are on order and we are getting proposals for Road repairs in October.

**A Motion was made by Marvin Ott and seconded by Jack Albright to install a new irrigation system on Stratford at a cost of Twenty-Five Thousand, Two Hundred Sixty-One Dollars (\$25,261), with monies to be taken from the Reserve Fund. Motion carried, all Board Members present approved.**

**A Motion was made by Marvin Ott and seconded by Jack Albright to proceed with cleaning out our lakes and the installation of an aeration system in four lakes (numbers 2, 3, 12 and 13) at a cost of Nineteen Thousand, Nine Hundred Thirty dollars (\$19,930.), with monies to be taken from the HOA Improvements Fund. Motion carried, all Board Members present approved.**

Architectural Committee – Jack Albright

Jack Albright reported that there have been 24 requests since last Board Meeting, (6 for landscaping, 11 for structural changes, 7 for exterior painting) a total of 23 approved with one (1) on hold.

Landscaping Committee – Karen Goodman

Karen reported that our new lawn services company appears to be doing a good job and asked that homeowners be patient. And if they have a request, she asked that they either look for a supervisor or fill out a Brightview form stating their problems.

Safety & Security Committee – John Burd

In John Burd's absence, Tru asked for volunteers for this committee.

Communication (Cable) Committee – Tru Hall

Hotwire has now moved into the old 'Litestream' building.

Old Business

Landscaping improvements are being reviewed and will be addressed after BrightView has had an opportunity to perform landscape services and become better familiarized with our community needs.

Due to decreased light levels, we will return to closing the pool at dusk.

**A Motion was made by Marvin Ott and seconded by Tru Hall to close the pool at dusk. Motion carried; all Board Members present approved.**

There was a recent incident in which a homeowner was rude and abusive to one of our Office staff.

Homeowners are reminded that interaction with our staff needs to be pleasant, regardless of the issue. Our staff are cooperative and interested in assisting residents with their questions and requests, but should receive the same level of respect that anyone would expect in public.

**A Motion was made by Marvin Ott and seconded by Bob Coleman to approve the yearly Holiday Craft Fair on Saturday, November 10, 2018 from 9am to 3pm, with the gates to be open during these hours. Motion carried; all Board Members present approved.**

**A Motion was made by Tru Hall and seconded by Marvin Ott to change the email due to an email we received. We will begin to develop a new email that can be used when the current address is no longer available. Motion carried; all Board Members present approved.**

Homeowner Concerns:

Accordion Shutters for the Clubhouse: Installer can't get the materials due to a national supply shortage.

**A Motion was made by Jack Albright and seconded by Gail Logan to adjourn the meeting at 8:20 PM. Motion carried; all Board Members present approved.**

The next regular HOA meeting will be November 21, 2018.

Respectfully submitted

Jane Cordisco