

Minutes for February 1, 2023 Board Meeting

The Vice President, Samantha Ruibal, called the meeting to order.

Roll call was taken and all board members were present except Diane Oleksia, Charlie Swisher and Sherry Brodnax.

The minutes were held for approval for an adjustment. The eliminated part of the minutes was in reference to approaching Mr. Hill for reimbursement of the funds paid to him for representing certain property owners in the Shores. Our responsibility to the community is to attempt to obtain reimbursement.

Financials were not approved due to lack of invoice back-up.

Officers Reports:

Diane Oleksia, President was not in attendance.

Ken LaBarre brought up the need to address the water rates due to inflation. He suggests a 2.5 to 5% since they have not been raised in two years. The money is needed to purchase and install a new reservoir as well as piping on Beech, Mountain View and Spruce @ Beech. He also wanted to bring to the attention of everyone that the pump packages cost in the range of 22,500.00 to 23,000.00.

Tammy Strickland, Articles, Covenants & Bylaws reported that the letter had been sent to Mrs. White to cancel our engagement.

Jesse Brooks had nothing to report.

Eileen Corbin, Nominating Chairman had nothing to report.

Charlie Swisher, Roads, Grounds & Safety was not in attendance.

Sherry Brodnax, Sunshine Chairman/Forestry was not in attendance.

Unfinished Business:

The motion was made to proceed with signing the engagement letter with the Chadwick firm for legal representation. Tammy made the motion to proceed and Ari seconded. Motion passed. The retainer fee of 2,100.00 is to be sent.

Response from County regarding the change from Bus Stop to Community Shelter. There has been no response from the County.

County's response to the purchase of the laptop. Ari made a motion to bypass the County and purchase the equipment. Samantha seconded the motion. Motion passed.

Mr. Hills letter has been revised thanks to several of the Board members and is ready to send to Mr. Hill. Ari made the motion to send the letter seconded by Tammy. All Board members in attendance voted to proceed except one.

The status of the CD's is a two (2) week window to get pulled. The Board is to approve the amount and location of each one pulled.

New Business:

The request for committee members to serve with Board members is to be posted on the website in the hope of stirring up interest.

The boat landing passes will be going out with the quarterly billing. There are to be two (2) passes for each household in the community. Additional passes will be available at a cost of 10.00 each for those homeowners that would require more than two or replacement of lost passes.

As Charlie was not in attendance, it is understood that he is actively requesting bids for a new road contractor.

Future water projects are still in the planning stages. Finances are of concern. Ken made the motion to increase water rates by 5% and Eileen seconded. Motion passed with one vote of no.

It was discussed about the responsiveness to property owners and team members. We must work to always get back to everyone as quickly as possible to answer questions and concerns.

Ari made a motion to create a temporary finance committee and Ken seconded. Ari and Tammy are the committee. Motion passed.

The Easter egg hunt is scheduled for April 8th. Samantha will be running it again this year. All assistance will be appreciated.

The budget has been drawn up for submittal at an amount of 185,001.00. That will be submitted to the County for approval.

Samantha made a motion to adjourn. Second by Ari. Motion passed.

Minutes for March 6th, 2023 Special Board Meeting

The President, Diane Oleksia, called the meeting to order.

Roll call was taken and all board members were present except Sherry Brodnax which was excused due to illness.

Mr. Hill's letter from the Board was sent and his response to the letter was that there would be no additional funds coming from the firm.

The water issue on Riverview Shores Rd. and Mulberry was discussed and an additional invoice for damages was presented to Mr. Budwash in the amount of 2,476.31 for the cost of the repair caused by his excavator.

Charlie Swisher had presented certain Board members with a letter stating he wished to resign from the Board due to the workload at his full-time job. He rescinded that request at the meeting.

The CD disbursement was addressed at the meeting. The Board was presented with a form to disburse the funds into several different financial establishments. The Board chose to delay the disbursement due to information received from Warren County.

Tammy had requested pricing from our current attorney for a title search and his hourly rate for miscellaneous issues that may arise. The title search is 750.00 and his hourly rate is 325.00/hr.

There has been no response from the County regarding permission for the replacement of the bus stop as a community shelter.

To date we have not signed a contract for a new road contractor. The work for this year, so far, consists of the install of culverts and maintaining/creating ditches. The Boards responsible for a down tree is only to clear the road for safe passage.

Currently the water association is working on the water lines on Beech at Mountainview and Paw Paw. Ken is to work on getting information for the reservoir project which is important for the community. The Board approved his gathering information and pricing to proceed with the large project.

Eileen made a motion to approve the water leak credit for 156 Rollason. The leak has been addressed. She also stressed the need for monthly readings in order to identify the leaks prior to causing the loss of gallons of water. Samantha seconded the motion. Motion passed.

The water account is to set up a column for reserve funds in the amount of 36,000.00 for unforeseen expenditures not budgeted.

The closed/executive session was to provide the Board with time to discuss a response to Mr. Hill's letter regarding the refund of funds paid and the necessity of the letter to the County regarding the misappropriation of funds paid during the lawsuit.

Diane made a motion to adjourn. Second by Eileen. Motion passed.

Minutes for April 17th, 2023 Special Board Meeting

The closed/executive session was to provide the Board with time to discuss any action to be taken regarding the response from Mr. Hill and proceed with a letter to the County regarding the misappropriation of funds.

The Vice President, Samantha Ruibal, called the meeting to order.

Roll call was taken and all board members were present except Diane Oleksia, which was excused due to illness and Jesse Brooks that attended virtual.

Ari made a motion to send all back-up information to our attorney for review to determine if there are any legal grounds to proceed against Mr. Hill. Tammy seconded the motion. The Board vote was five (5) against and three (3) for. The motion did not pass.

Samantha made a motion to move forward and not send the letter to the County. Charlie seconded. The Board vote was seven (7) for and one (1) against. Motion passed.

Ari brought up the necessity for remote attendance at Board meetings. It was determined that it would be allowed if:

The Board member could not be present for an employment related conflict.

The Board member was out of state.

The Board member was on vacation.

The Board member was ill or exposed to contagious germs.

This approval is only for special situations and advanced notice must be given. All board members agreed to implement this change.

Samantha made a motion to drop the County budget amount to 144,000.00 due to conversations Tammy had with the finance department. Charlie seconded. All Board members approved except Ari and the motion passed.

The Board discussed the procedure of forgiveness on water overages due to undetected leaks. The Board has decided to continue as in the past on a case by case bases. Eileen made a motion to approve the following accounts receive forgiveness for the last quarter water bills:

Phipps 4501.87

Ruibal 68.55

Navarro 200.00

It was seconded by Sherry and the motion passed.

Eileen made a motion to adjourn and was seconded by Sherry. Motion passed.