

## Elections

- Intros
- Rachel – described HOA
- Three year term – CCR
- Elisa parting comments – Pam doing actual billing – Elisa keeps track of everything going on
- Elisa will on-board Chris – can take billing on from Pam if able
- Meetings are now once a year for annual all HOA + on demand for board

## Candidates

- Chris – Treasurer
- Stephanie Hofferber – At large
- Mark – Vice President
- Anjali - Secretary

Vote taken and all are elected

## Question from Pam

- When we did the billing last year we sent 0 invoices to division 3 – this would be 4<sup>th</sup> year of doing that.
  - Agreed – they need to sever this year or will be billed dues next year
  - Rachel will draft language to help Pam in sending out the notification with billing
  - Mark will help with this draft of the language
  - Issues with keeping as is:
    - Liability has to cover their areas
    - Extra work in all communication and billing
  - Rachel made several points about benefits to them for joining (maybe there is interest now)
    - HOA light does not involve overstepping or large increase in dues
    - Landscaping is available
  - Rachel will reach out to David Proctor and Thomas McSweeney, and Don Wiley for us all to get on a zoom call to see how best to proceed.

- Mark to send Rachel some language for the invite to join a zoom call

Elisa – brush removal to increase visibility - \$250

- Voted for this

Anjali brought up landscaper stopping at the stop sign

- Elisa – they originally got that as the boundary (from Mark) so their bid is based on this

Non payment of dues by HOA members:

- Elisa – for non-payment we are looking at leaning the homes
- Rachel was talking to a lawyer but we don't have a price yet
- Elisa – we had assumed that we would not lean if it was under \$500
- There are 4 individuals that are not paying and have been given multiple notice
- Rachel – we may need to raise the dues to support the funds required for the leans
- Chris offered to speak with the folks to see if he can get funds without lean
- Elisa read addresses for those over 3 years overdue: 22625, 27915 227<sup>th</sup> court, 27904 227<sup>th</sup> Ct., 22438 (Rental)
- Rental may have paid (Rick picks up once a month) but have not seen it yet

Chris question: with the movement of so many people how are they made aware of the billing

- Rachel – every escrow company contacts Rachel and she gives the dues amount and active HOA