

Dalton Woods Homeowner's Association

Board of Directors Meeting Minutes

June 21, 2023, via Zoom

Board members in attendance:

- Thomas Northey, President
- Paul Hutchins, Secretary
- Clay Stanley, Director

Call to Order:

- Meeting was called to order by Tom Northey at 6:30pm.

Establish Quorum:

- A quorum was established with the presence of 3 board members.

Proof of Meeting Notice:

- Meeting notice was sent via e-blast as well as posted onsite more than 48hrs in advance.

Approval of Meeting Minutes:

- A motion was made by Paul Hutchins and seconded by Clay Stanley to approve the BOD meeting minutes dated 5/30/23. Motion passed by all directors' present.

New Business:

- Clay Stanley made a motion and Paul Hutchins seconded to accept the resignation of Paul Martin from the Board of Directors as well as the ARB committee. Motion passed by all directors' present.
- Tom Northey made a motion and Clay Stanley seconded to appoint Jody Kirkman to the Board of Directors to fill the vacant slot. Motion passed by all directors' present.
- Tom Northey made a motion and Paul Hutchins seconded to appoint Jody Kirkman as Vice President. Motion passed by all directors' present.
 - Tom Northey, President – term expires 2026
 - Ricky Slatton, Treasurer – term expires 2025
 - Paul Hutchins, Secretary – term expires 2025
 - Clayton Stanley, Director – term expires 2026
 - Jody Kirkman, VP – term expires 2024
- Clay Stanley made a motion and Paul Hutchins seconded to approve Greg Swan's proposal for debris removal for \$589. Motion passed by all directors' present.
- Paul Hutchins made a motion and Clay Stanley seconded to appoint Jackie Alsobrook and April Fontana to the architectural control committee. Motion passed by all directors' present.
- Paul Hutchins made a motion to appoint Ricky Slatton to the architectural control committee. Clay Stanley seconded the motion and the motion was passed by all directors' present.

Due to the resignations from the ARB committee, the Board reviewed outstanding architectural submissions. Now that the committee seats are filled, future submissions will be reviewed by the committee themselves. Clay Stanley made a motion and Jody Kirkman seconded to approve/deny the below submissions and motion passed by all directors' present:

1. 4930 SE 44th Circle – Tree removal – Approve
2. 5238 SE 44th Circle – Landscaping – Deny – Will need a copy of the site survey showing exactly where the landscaping will be located
3. 5238 SE 44th Circle – Fence – Deny – Will need site survey showing exactly where the fence will be placed

4. 5304 SE 44th Circle – Tree removal – Deny – Will need to supply photos of the trees (marked with ribbon) showing which ones are being requested to remove.
 5. 4435 SE 48th Place Road – Tree removal – Approve
 6. 5258 SE 44th Circle – Roof – Approve
- Paul Hutchins made a motion and Clay Stanley seconded to authorize the President up to \$1000.00 to spend without prior Board approval, for the purpose of swiftly taking care of smaller items needed within the community. Motion passed by all directors' present.
 - Jody Kirkman made a motion and Paul Hutchins seconded to approve the proposal from Clermont Electric to repair the signage lighting in the amount of \$336. Motion passed by all directors' present.

Adjournment:

- With no further business to discuss, a motion for adjournment was made by Paul Hutchins, seconded by Clay Stanley and meeting was adjourned at 7:41pm.

Respectfully submitted by Toni Sponheimer