

Dalton Woods Homeowner's Association

Board of Directors Meeting Minutes

August 21, 2023, via Zoom

Board members in attendance:

- Thomas Northey
- Jody Kirkman
- Paul Hutchins

Others in Attendance:

- Toni Sponheimer, Leland Management

Call to Order:

- Meeting was called to order by Tom Northey at 6:06pm.

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 Jody Kirkman to approve the BOD meeting minutes dated 6/21/23. Motion passed by all directors' present.

New Business:

- Paul Hutchins made a motion and Jody Kirkman seconded to accept the resignation of Clay Stanley. Motion passed by all directors' present.
- Paul Hutchins made a motion and Jody Kirkman seconded to appoint Jackie Alsobrook to the Board of Directors. Motion passed by all directors' present.
- Paul Hutchins made a motion and Jody Kirkman seconded to appoint Jackie Alsobrook as Treasurer and to appoint Ricky Slatton as Director. Motion passed by all directors' present.
 - Thomas Northey, President – expires 2/15/26
 - Jody Kirkman, VP – expires 2/25/24
 - Paul Hutchins, Secretary – expires 2/15/25
 - Jackie Alsobrook, Treasurer – expires 2/15/26
 - Ricky Slatton, Director – expires 2/15/25
- Jody Kirkman made a motion and Paul Hutchins seconded to approve the 2023 CPA Engagement Letter from M. Scribner, CPA. Motion passed by directors' present.
- Paul Hutchins made a motion and Jody Kirkman seconded to approve the updated Juniper Landscaping contract. Motion passed by all directors' present.
- Jody Kirkman made a motion and Paul Hutchins seconded to consider a CD with FL Credit Union for 13 months at 5.35% interest rate; using the expiring Renasant CD 2236 that is approx. \$19k and to take out an additional \$21k from the Renasant Bank 8068 to total an even \$40k. Motion passed by all directors' present. *President & Treasurer, Thomas Northey and Jackie Alsobrook, will be signers for all of the Renasant Bank accounts & CDs.*
 - *Board would like manager to send out an e-blast asking for volunteers to help with advertising the fall yard sale that will be held October 14th & 15th from 7am to 2pm.*

- Paul Hutchins made a motion and Jody Kirkman seconded to appoint Jackie Alsobrook to chair the ARB committee. Motion passed by all directors' present. *Jackie Alsobrook and management will work together to help coordinate future ARB meetings.*
- Tom Northey made a motion and Paul Hutchins seconded to approve the lowest tree bid for DRA 5-1, behind 4430 SE 47th Place, or not to exceed \$4k max. Will need more proposals and more detail. Motion passed by all directors' present.
 - *Board requested a permanent category on the agenda for Board discussion; with the Board able to bring up misc. items to discuss further.*
 - *Board instructed management to continue attorney enforcement action for account number 152500950.*

Adjournment:

- With no further business to discuss, a motion for adjournment was made by Jackie Alsobrook, seconded by Jody Kirkman and meeting was adjourned at 6:56pm.

Respectfully submitted by Toni Sponheimer