

August 22, 2019 Minutes of the Dalton Woods Homeowners' Association, Inc.

Tracy Earls, President/Treasurer

Tom Northey, Vice President

Gina Downs, Secretary

Joni Hoffman, Director and Architectural Review Board

John Elfring, Director

Monica Berrios CAM with Leland Mgmt.

Residents attending: Chris Roszkowiak

Motion to approve minutes of May 14th by John Elfring, second by Joni Hoffman.
Passed unanimously.

Discussion of financial reports. Old legal fee of \$1,100 when Bosshardt managed the HOA. Current legal fee of \$824.03 (for account 15250-13501, Lot 41C) which will be charged back to the homeowner.

Motion by Tracy Earls to accept current proposal by attorney for account 15250-13501. Second by John Elfring. **Passed** unanimously.

Discussion on current bank balances. Our account (#1104) with Renasant Bank is at the \$250K maximum for FDIC purposes. To allow for accruing interest, Leland Management recommends taking the current \$250K balance down by \$10K. Suggested to open an additional account for reserves at Chase Bank.

Motion by Gina Downs and second by Tom Northey to draw down to \$240K, all accounts with Renasant Bank. **Passed** unanimously.

Motion by Gina Downs, second by John Elfring to open a new operating account at Chase Bank with a deposit of \$10K. **Passed** unanimously.

Next was a review of delinquent accounts. Several homeowners failed to notice or failed to pay the \$10.00 HOA fee increase this past year. As discussed, the

administrative time to notice and collect this small amount seems untenable.

Motion was made by Gina Downs, with a second by Tom Northey to remove all delinquent accounts receivables with a balance of \$10.00 or less. **Passed** unanimously.

List of ARB violations throughout the community opened for discussion.

Motion by Gina Downs and a second by John Elfring to close out violation for driveway cleaning on lot 20D. **Passed** unanimously.

Motion by Gina Downs and second by Tracy Earls to move both violations on lot 41C to the fine committee with recommended fine of \$100/daily. John Elfring abstained. **Passed** unanimously by four board members.

Motion by Gina Downs with a second by Tracy Earls to suggest fine committee also fine owners of lot 14B \$100/day. **Passed** unanimously.

Meeting adjourned.

Minutes submitted by Gina Downs on September 30, 2019.