

Dalton Woods Homeowner's Association Board of Directors ZOOM Meeting Minutes Monday, August 2, 2021 @ 6:30pm

Board members in attendance:

- Bruce Brown – Director
- Jami Brady – Treasurer
- John Elfring - Secretary
- Tom Northey – President
- VACANT - Director

Other Attendees:

- Toni Sponheimer– Leland Management
- Alan Jones – Marion County MSTU Department, Director
- Matthew Leibfried – Marion County MSTU Department, Project Manager

Call to Order:

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

Establish Quorum:

- A quorum was established with the presence of 4 board members.

Proof of Meeting Notice:

- Meeting notice was posted at the front entrance/exit of the community more than 48 hours in advance on Thursday, July 29, 2021

Guest Speaker:

- Alan Jones, Director of the Marion County MSTU Department & Matthew Leibfried, Project Manager

Approval of Meeting Minutes:

- A motion was made by Bruce Brown and seconded by Jami Brady to approve the meeting minutes from the June 7, 2021 meeting. Motion was unanimously approved by all directors.

Architectural Requests:

- A motion was made by Bruce Brown and seconded by Jami Brady to ratify the following architectural requests that were approved/rejected in the interim:

5579 SE 44th Cir	Tree Removal	APPROVED
5305 SE 44th Cir	Exterior Painting	APPROVED
4510 SE 48th Place Rd	Pool	APPROVED
4570 SE 48th Place Rd	Tree Removal	APPROVED
5453 SE 44th Cir	Tree Removal	APPROVED
5131 SE 44th Cir	Roof	APPROVED
5083 SE 47th Terrace Rd	Tree Removal	REJECTED
5510 SE 44th Cir	Roof	APPROVED
5579 SE 44th Cir	Stone Facade	APPROVED
5045 SE 44th Cir	Pool	APPROVED
5621 SE 44th Cir	Tree Removal	APPROVED

5495 SE 44th Cir	Roof	APPROVED
4515 SE 48th Place Rd	Exterior Painting	APPROVED
5045 SE 44th Cir	Roof	APPROVED
5159 SE 44th Cir	Tree Removal	APPROVED

Old Business:

- None for this period.

New Business:

- Board agreed to put the reserve study proposal price in the 2022 budget.
- Board would like to increase the reserve amount for the 2022 budget.
- Jami Brady made a motion and Tom Northey seconded to speak to the attorney to discuss denying metal roofs. Motion passed by all directors.
- Board requested to modify the painting proposal from Greg Swan from painting the outer trim only to the entire sign. Jami Brady made a motion and Bruce Brown seconded to approve the painting proposal not to exceed \$500. Motion passed by all directors.
- Bruce Brown made a motion and John Elfring seconded to approve the sidewalk power washing bid from Greg Swan. Motion passed by all directors.
- Bruce Brown made a motion and Tom Northey seconded to ratify the approvals of the proposals from Juniper Landscape. Motion passed by all directors.
- Board requested that the proposal from Marion Tree Trimming be revised to add "remove wood chips". Jami Brady made a motion and Bruce Brown seconded to accept a tree proposal not to exceed \$5500.00. Motion passed by all directors.
- Board discussed the roads and the ways to collect the money for future resurfacing, either by a road assessment, MSBU, or collect through HOA assessments.
- Bruce Brown made a motion and Jami Brady seconded to appoint Paul Martin to the vacant board director position with a term ending on 2/15/2022. Motion passed by all directors.
- John Elfring made a motion and Bruce Brown seconded to move \$200,000 from Renasant Bank to a new account with Chase Bank. Motion passed by all directors.

Adjournment:

- With no further business to discuss, a motion for adjournment was made by Jami Brady. Motion was unanimously approved by all directors and meeting was adjourned at 8:38pm.

Respectfully submitted by Toni Sponheimer, LCAM

- **Next BOD meeting tentatively scheduled for Monday, September 13, 2021 @ 6:30pm via ZOOM**