

Dalton Woods Homeowner's Association

Board of Directors Budget Adoption ZOOM Meeting Minutes

Monday, November 23, 2020

Board members in attendance:

- John Elfring
- Joni Hoffman (Absent)
- Thomas Northey
- Tracy Earls

Other Attendees:

- Toni Sponheimer– Leland Management
- John Miller, Paul Martin, Jody Kirkman – Dalton Woods residents

Call to Order:

- Meeting was called to order by Tracy Earls at 6:32pm.

Establish Quorum:

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

Proof of Meeting Notice:

- Meeting notice was mailed to the community on October 22, 2020 for November 13, 2020 and re-noticed on November 11, 2020 via update on ZOOM as well as the website.

Approval of Meeting Minutes:

- A motion was made by Tom Northey and seconded by John Elfring to approve the meeting minutes from the September 24, 2020 meeting. Minutes revised at the end of page 3 to state: "Motion to adjourn by Tracy Earls with a second by Tom Northey." Motion was unanimously approved by all directors' present.

New Business:

- A motion was made by Tracy Earls and seconded by John Elfring to approve ProScape as a new landscaper. Motion unanimously approved by all directors' present.
- Board discussed the city putting in a new sewer system. This does not seem to be happening within the next 10 years.
- Board is discussing taking the extra money out of the reserve money market account (to get limit below the \$250K) to use for the security cameras and speed tables. Management advised the Board to discuss this with the accounting manager.
- A comment was brought up about the liability issue with speed tables. Board asked that the comment be noted.
- Board would like to have Mgt. ask Duke Energy the cost to clean the poles. Duke Energy had a problem in the past with the HOA cleaning the poles because they are the property of Duke Energy.
- The Board approved the following changes to the proposed budget:
 - Bad debt: \$1500.00
 - Reserve study: \$0.00
 - Misc: \$48.00
 - Tree Trim: \$1500.00
 - Landscaping enhancement: \$250.00
 - Irrigation: \$750.00
 - Security camera: \$0.00
 - Speed tables: \$0.00

- Utilities: \$2500.00
- Tom Northey made a motion and John Elfring seconded to approve the 2021 Operating Budget as discussed to have the semi-annual assessments at \$236.00. Motion passed with all directors' present.

Adjournment:

- With no further business to discuss, a motion for adjournment was made by Tom Northey and seconded by Tracy Earls. Motion was unanimously approved by all directors' present and meeting was adjourned at 8:17pm.
- Board agreed to send the approved budget out with the coupon book.
- Board would like another letter to be sent with the coupons asking for the residents to consent to receiving emails. They would like it printed on the back of the budget if possible.

Respectfully submitted by Toni Sponheimer, LCAM