

## SHADYBROOK P.O.A. MONTHLY BOARD MEETING

Tuesday, August 25, 2020 – 6:00 PM, Clubhouse

President David Smith called the monthly meeting to order. He recognized the quorum of the Board. Present were David Smith, Debbie Bland, Jaymis Werner, Rick Walker and John Pollack.

Chris Fortune and Joseph Jacks were absent and excused.

James Barnes was asked to open with prayer.

Debbie Bland presented the July, 2020 minutes for approval. Debbie Bland voiced the motion and John Pollack gave his second. With vote, Motion carries.

Debbie Bland presented the August 2020 Income and Expenses and Balance sheets.

### COMMITTEE REPORTS:

**Office/Secretary Report – Debbie Bland**, – Been very busy collecting money and answering phone calls. New office hours. 9 warranty deeds, 7 HOA request and calls on who owns what lot. Lots of Realtors inquiring on properties. All past due statements have been sent out. \$11,800.00 received in August from past due statements. Started on write offs for people with no address. We have a credit card machine and charge 3% fee. Road fees will be on the 2021 ballot. Commercial insurance renewed, \$7,623.47. Rick will do board training. Everyone needs to start looking at their budgets for 2021.

**Security Report – Rick Walker** – Please see attached report.

**Roads Report – Joseph Jacks** – James Barnes. Grinding finished today 7 days. Roads will be repaired asap. Patching roads.

**Parks, Commons-- John Pollack** – John, Chris, Tim and Barry went to the point at 10pm to have people leave so they could lock the gate. One person refused to leave and was locked in. Collections: have people who want to pay have them work off their past due dues.

**Maintenance Report – Chris Fortune-** Keeping up with the mowing. New tractor was delivered 08/25/2020. Will be parked inside every night.

**ACC Report – Jaymis Werner** - 31 letters were written. 6 site build home permits have been approved. 5 mobile homes have been delivered. 4 new Liens have been filed. There are three properties at the Lawyer for foreclosure and will be sent to the judge this week. There are ten section 10 properties ready to go. Filed 1 case in JP court.

### NEW BUSINESS:

**James Barnes- 2-gate bids-** Rick Walker motions to table until entrance gate is fixed, Debbie Bland seconds, all in favor, Motion carries.

**Reduction in Fees Unit 6 Lot 151 Debbie Bland-** Homeowner (Michelle Walkup) is asking for a reduction in fees so she can sell the lot. Debbie Bland motions to decline, Jaymis Werner seconds, all in favor, Motion carries.

**Sealed Bid 2.581 and 2.400- Debbie Bland-** Debbie presents the sealed bids. Jaymis Werner motions to accept, Rick Walker seconds, all in favor, Motion carries.

**Unfinished Business:**

None

Jaymis Werner made a motion to close the meeting, Debbie Bland voiced the second. Motion carried.