

Thirteen Hundred POA Board of Directors Meeting

May 14, 2020

Note: Meetings not held February 2020-April 2020 due to National Health Emergency

This meeting was held using Zoom Video Meeting Technology

Members Present: Tammy Haight, John Batts, Pam Britt, Jim Roach, Jackie Millstone

Absent: Tom Attardo, James Estep

Guests: Larry Snyder (Architectural Review Committee)
Robert Gleadall (Mountain Place Home Mgmt.)

Meeting called to order at 6:08 p.m

Minutes of the January 8, 2020 meeting were approved.

Property Manager's Report – Robert Gleadall

HOA Dues – 258 owners have paid dues/76% response rate. Follow-up bill will be sent to those outstanding.

Bylaws – received 34 approval responses to the DocuSign mailing – 223 approval responses received in total.

Need 293 approval votes to pass the Bylaws/70 additional required. Robert will send a follow-up mailing with a letter outlining the purpose of the Bylaws and importance of the vote by owners.

Robert reported that the answering service seems to be working well and serves as an efficient way of directing call to the appropriate person.

Webmaster – Motion made and Board approved to move forward to hire a webmaster to work with Robert to get the website set up and organized as a major vehicle of communication to property owners and the community. Budget approx. \$100 monthly. Funds are available in the budget.

Robert to send out an email to property owners to advise them of the Main Gate Code, Lodge Code and Marina Code/and restroom. These are ongoing inquiries and hopefully, this mailing will be a reminder to all.

Contractor and Realtor codes will be changed more frequently and we will request that businesses do not give out the code.

Financial Report – John Batts

Cash Balance – \$312K (includes a \$75K CD)

Receipts – \$191K

By the end of the calendar year, we anticipate having \$250K in reserves for future road maintenance and other capital expenses.

Motion made and duly seconded to approve the Financial Report

Lodge/Pool Opening- Discussion and Communication

Communication to be sent to Property Owners to update on status of Lodge opening – Board will adhere to Executive Orders issued by the Governor and no decision will be made until after June 13. Details to be discussed at future meeting.

Front Entrance Improvements –Jim Roach

Board approved improvements to be made to the front entrance – Budget \$1,000 to include suitable plantings, mulching, etc.

Building process Discussion – Larry Snyder

In addition to regulations that are in place regarding the building process, the Board addressed the following issue:

Homeowners who are unable to commence building within six (6) months of submitting their building application and paying the impact fee, must send a request to the POA Board requesting an extension and provide information regarding the delay. If building does not commence within six (6) months, the homeowner will be fined \$500 and must resubmit plans for approval.

Building Construction –Approvals

The following construction projects were presented to the Board by the Architectural Review Committee and approved by the Board of Directors. Motion by John Batts, duly seconded.

Lot 356 – Gary and Sarah Daley

Lot 37 – Mr. Castillo

Lot 302 – Patrick Flynn

Lot 340 – Mr. And Mrs. Luther

Lot 111 – Jessica Collins – variance of 10 feet approved for a fence. The requirement is 50 feet from the center of the road. The Board approved a 40 foot build of the fence from the road.

Special Meeting to Discuss Annual Meeting Scheduled for August 8.

The Board voted to meet on Friday, May 22 at 10 a.m. via Zoom to discuss details for the Annual Meeting. Pam Britt to coordinate setup of the meeting and will send details to Board Members and other invited attendees.