



**Thirteen Hundred POA Board Meeting  
May 19, 2021**

**This meeting was held using Zoom Video Meeting Technology**

Board Members present: John Batts, Pam Britt, Steve Baker, Chris Foley, Jim Roach and Julie Longen.

Guests present: Robert Gleadall, Mountain Place Home Management

Meeting called to order at 6:30 pm

**Secretary** (Julie):

- Minutes from April meeting were unanimously approved.
- Julie sent minutes to Robert for the website – All meeting minutes that are available are posted on the website. There is no plan for removal of archived minutes.
- The Social Media Policy was discussed and unanimously approved by the Board. The policy will be posted on the website by Robert.

**Treasury** (Steve)

- The Cash Balance Report was provided to the Board.
- The YTD Expense Report was provided to the Board.
- The P&L Report was provided to the Board.
- A donation request from Union Co Volunteer Fire Department was received, and a \$100 donation was unanimously approved.

**Pool Update** (Chris)

- A lot of maintenance has taken place, but the Pool is up and ready.
- New wifi is up and running at the Lodge and at the Marina
- The Lodge/Pool policy is displayed in the kitchen
- The new thatched Tiki Roofs are up and are supposed to last for 3 years.

**President** (John)

- Developer began 90-day stabilization period on May 1st. A few areas have to be covered by Developer but no anticipated delays with the 90 days.
- Once 90-day period is complete, Developer will mail certified letter to property owners giving notice of their permit termination. Current 1300 mailing addresses will be provided to Developer to help in bringing this to a speedy conclusion.

- Developer is planning to grade the road for the 5-lot annexation in June. Shortly after that, it will be paved and the paver will also do any 1300 road resurfacing at the same time.
- John will provide the current homeowner directory to the current member homeowners after obtaining any objections to providing individual contact information

**Governance** (Pam)

- Bio on candidates for board: Robert will send another email asking for candidates.
- Changes to By-Laws for Board members terms of service and for biennial auditing were proposed and accepted. Pam will update documents and send out via email for approval at the next meeting.
- Items to consider for changes to Covenant:
  - Covenant compliance – For Sale sign requirements could be updated.

**Property Management** (Robert)

- The Annual Dues Collection Policy was presented and discussed. Upon revision, the policy will be distributed to the Board via email and voted on at the next meeting.

There being no further business, the meeting was adjourned at 7:58 pm. The next meeting is Wednesday June 16<sup>th</sup> at 6:30 pm.

Respectfully submitted,  
Julie Longen  
Secretary