

HOA Board Meeting

<b>Reason:</b>	
Date:	11/7/2024
Call to order:	3:08 PM at Fire Station #5
Attendants:	Dominique Lord      Cheryl Sheldon      Misti Moser, Board of Directors Vanessa Ferguson.      Tiffany York, HOA Manager, Association Services BCS
Absent:	Jamie Prejean
Guests:	

1)	<b>Review &amp; Approval of Minutes from 8/20/24</b>
Action	Motion to approve minutes with amendment by VF, seconded by CS. Motion Passed.

2)	<b>Board Directors Reports</b>
	Treasurer's report - VF: Presented Proposed 2025 Budget and assessment rate. Discussion: Rising non discretionary expenses, including insurance and landscaping, and underfunded capital reserves.
Action	Motion to increase assessments for 2st time 5 years by 10% by DL, seconded by CS. Motion Passed.
	Community Engagement - Events - MM: Halloween - Event held on Halloween had +/- 60 people in attendance. Discussion: MM will be contacting parents of children who HOA got pictures of for permission to share photos in newsletter.
Action	No formal motion was taken.
	Community Engagement - Events - VF: HOA will be hosting its annual Christmas Decorating Contest. Discussion: to lower costs to the HOA, VF volunteered to mail the announcements. They cannot be put in mailboxes by non USPS. JP & VF will also look at personally purchasing new lights for the entrance to lower costs to the HOA.
Action	No formal motion was taken.
	President's Report - CS: Communication updates. Discussion: CS continues to gather information to ensure HOA compliance and Board discussion is still taking place via email and/or text
Action	No formal motion was taken.
	Management Report - TY: ASBCS is putting together next newsletter. Discussion: Minor revisions to be made and send method
Action	No formal motion was taken.

3)	<b>Old business - Fence</b>
	Pause on repairs until 2025
Action	Motion to make all repairs and stain the HOA fence in 2025 MM, seconded by CS. Motion Passed.

4)	<b>Old Business - CCRs</b>
	Discussion over CCR & Bylaw Amendments. Motion to make the following amendment to Bylaws: All Board members are required to comply with mandatory local, state, &/or federal laws and regulations re:HOAs, with automatic removal from the Board for failure to comply. Motion - VF, seconded by CS. Motion Passed
Action	CCR amendments will under discussion, no action taken. Tabled for next meeting.

<b>Reason:</b>	
5)	<b>New Business - Annual Meeting</b>
	Discussion : Meeting date/time/location - Motion to have Annual Meeting via Zoom passed. Motion VF, seconded CS
Action	Annual meeting via zoom - Monday, January 13, 2025 6:30-7:30
6)	<b>New Business - Corporate Transparency Act</b>
	Discussion: The CTA is a new law requiring the HOA board to report certain identifying personal information to the Federal Government by 12/31/24. The HOA's mgmt co, CPA, or attorney can file the report (BOIR). Motion to have ASBCS file BOIR for the HOA before its due date: Motioned MM, seconded CS. Motion passed.
Action	Association Services will apply for the Corporate Transparency Act for the HOA Board in December
7)	<b>New Business - Nominations for the 2025 HOA Board</b>
	JP expressed interest in remaining on the board. MM Motioned for JP to be on the ballot. CS seconded. Motion passed.
Action	JP will be on the 2025 HOA ballot using prior year's bio information.
7)	<b>Set next meeting date</b>
	Discussion: Move 11/19/24 meeting to 12/19/24 to discuss the Annual Meeting
Action	
Next Meetings	December 19 @ 3:00
Items for next meeting	Go over Annual Meeting Agenda
Meeting ends	11/7/24 @ 4:40 pm