

Regular Board Meeting

December 18, 2024

Location: 208 Appalachian Way

meeting called to order at 7:09pm

Meeting adjourned at 8:07 pm

1. Mark Shelpuk called meeting to order. Present at the meeting: Mark, VP, James Trewin, Treasurer, Michelle McDaniel, Secretary. With 3 of 4 board members present a quorum was established. Also present, Kari Gibbs on the Social Committee as the Welcome Committee representative
2. Secretary: Michelle handed out the minutes from November for approval. Mark Motioned to approve, James seconded. Minutes were approved.
3. Treasurer: James
 - a. Operating fund was at \$17,733 as of 11/30
 - b. Reserve fund at \$17,940 as of 11/30
 - c. Expense for sod at the last area by the pool will be filed under water irrigation account. Roberto (landscaper) has not offered a contract for 2025 yet. Jason, previous irrigation contract, has not given back keys or replied to a date to meet to give back keys and show the use of the current hot spot equipment to run system
 - d. 2 payments have still not been received for 2024
 - e. Frontier Waste Solutions is a new waste provider. Monthly cost went up from \$15 to \$28. James will call to ask why it went up
 - f. Property taxes will be \$53
 - g. 400 Appalachian Way resale paperwork came through
 - h. 403 has asked for a resale packet but is not up for sale yet
 - i. Certified mail will be sent soon to collect final dues from 2024
4. VP Mark
 - a. Ground landscape light at Virginia entrance replaced by Mark
 - b. Mark will send 4 more notices to houses needing landscape work or repairs
5. Landscape-Chris not present, no updates
6. Pool- all loungers and chairs have been stored
7. Social – Kari met 400 Appalachian Way owners, will do a welcome basket later this month
 - a. No community events in near future. Maybe Valentine's Day
8. President-Pres Stephen Hayes arrived late

- a. Working on annual January neighborhood letter
 - i. Mailing could happen on Jan 3, Friday
 - ii. Will use Google docs to save letter. James will post Budget to google docs. Both will need to be printed and mailed to each homeowner
 - iii. Letter to include major expenses for 2024 and neighborhood improvements
- 9. New Business:
 - a. Mark noticed a dip in the road on Virginia Wood Dr. Need to fill out a sidewalk request form (Michelle took photos of the damaged road on August 11)
- 10. Adjourn meeting. Michelle motioned to adjourn