

NOTICE/AGENDA  
Board of Directors Meeting  
May 30, 2023  
Meadows House 6:30 p.m.

1. Call to Order:
2. President's Comments:
3. Approval of Minutes:
  - Board Meeting March 28, 2023
  - Board Workshop April 10, 2023
  - Board Meeting following Annual meeting April 25, 2023
4. Manager's Report: Mark Stilwell
5. Report on CDs and Investments: Patricia Vanlandingham  
Delinquencies: Patricia Vanlandingham
6. Finance Committee Report: Patricia Vanlandingham
7. ARC Committee Report: James Slattery, Interim Chairperson
8. Communication Committee: Timothy Myers
9. Covenants Committee Report:
10. Covenants Violations:
  - V37- Oil-stained driveway. Letter sent January 12, 2023, to clean; second letter March 30: Not done by deadline of January 27.
  - V38- Two violations of pickup parked in driveway: same vehicle.
11. Appeals: Request for Board to waive late fee and interest of \$65.84 on account from November of 2019. Per our bookkeeper, this owner was late in 2016 and that late fee/interest was waived in 2018. He received a one-time credit. This late/interest is from the 4<sup>th</sup> quarter of 2019. We have not had a request to waive this fee until March of this year.
12. Old Business:
  - Landscape and Fertilization/Pest Control contracts.
  - Tennis courts.
  - Election schedule.
  - Update on roads. Dee Nester
  - Update on Welcome Committee. Dee Nester

13. New Business:
  - Approval of proposed amendments to Article XVI, Article XVII And Article XX. Language drafted by attorney Deborah Ross is attached.
  - Article XVI and Article XVII: Provides that the Board of Directors shall determine the schedule of painting, which building will be painted, and may schedule the painting of the buildings within the Neighborhood in phases.
  - Article XX: Streamlines the amendment procedure to simply provide approval by fifty-one percent (51%) of the Unit Owners voting in person or by proxy at a duly convened meeting of the members at which a quorum is present.
  - Lighted stop signs
  - Rumble strips
  - Book exchange feature at playground
  
14. Appointments:
  - Covenants Committee: Blaine Keller from Ridgewood representative to Chair. Dee Beers from Ridgewood alternate to Ridgewood representative.
  - Hurricane Committee: Dee Beers to replace Pattie Vanlandingham as Chair (Pattie Vanlandingham was temporary Chair)
  
15. Committee Reports: Enclosed
  - Architectural Review Minutes
  - Landscaping Minutes
  - Covenants Minutes
  
16. Homeowner Comments:
  
17. Adjourn: