

Old Mill Village HOA Board Meeting

November 28, 2022, 8:30PM

Zoom Meeting

Attending: HOA Board: Scott Collins, Nate Easthope, Chandler Peterson, Scott Vincent and Jordan Cammack. HOA Manager: James Durrant. Homeowners: Jason Anderson, Ben Purdue and Jonathan Rue.

Agenda:

1. Welcome and introductions. *Scott Collins conducted the meeting and welcomed everyone.*
2. Open comments. *There were no open comments by homeowners.*
3. HOA Board Positions. *Motion was made to keep the HOA Board positions as presently constituted. Seconded and passed 5-0. Scott Collins—President, Jordan Cammack and Scott Vincent as Vice-Presidents, Nate Easthope as Treasurer and Chandler Peterson as Secretary.*
4. 2023 Budget. *Nate walked the board through the proposed budget. At the annual meeting the proposed 2023 Operating Budget was short \$11K. The board reviewed the budget and lowered the projection for legal costs, sprinklers, and grass improvements. However, the operating budget was still short. They discussed inflation and the need to increase the contribution to the reserve fund. The board discussed the need to raise dues in order to cover all budgeted operating expenses and discussed the amount. The motion was made to increase dues by \$10 per quarter. Motion was seconded and voted unanimously 5-0. James will notify the homeowners of this increase by sending a copy of the 2023 budget to all homeowners also ensure that there is a link*

on the website allowing homeowners to request a copy. The board discussed the possibility of charging a reinvestment fee. Back in December of 2018 the HOA fell short of a reinvestment fee of \$250 by a handful of votes. After hearing from all those in attendance the board decided not to pursue a reinvestment fee this year.

5. **Amendment.** *The board reviewed the proposed Second Amendment to the First Amended and Restated Declaration of Protective Covenants, Conditions, and Restrictions For Old Mill Village that was presented and discussed at the HOA annual meeting. It basically only changes Section 3.16 by allowing previously prohibited rock and up to 20% concrete in park strips. Additionally, the current Section 3.16 was reformatted for easier reading. Motion was made to send the amendment out the homeowners for a vote closing on the last day of February 2023 so that, if passed, follow-up work could be done on related park strip landscaping rules in time for early spring landscaping weather. Seconded and passed 5-0. James will work with Scott Collins to prepare the documents and procedures for the vote and send them out. One of the homeowners in attendance feels that artificial turf, if done right, should be allowed in the rules. The board will address the draft park strip rules after the amendment voting.*

6. **Other items.** *The annual meeting minutes were approved by a vote of the board 5-0. They are now posted on the HOA website. Nate thinks the board should revisit the fine schedule in the next meeting to assess whether the amounts are sufficient to motivate homeowners to cure defaults. The board scheduled the next meeting for Tuesday, January 24th at 8:30 PM via Zoom.*

7. **Adjourn.** *The meeting was adjourned.*