

Old Mill Village HOA Board Meeting *MINUTES*

July 18, 2023 8:30PM

Zoom Meeting

Attending: HOA Board: Scott Collins, Nate Easthope, Scott Vincent and Jordan Cammack in attendance. Chandler Peterson did not attend. HOA Manager: James Durrant. Homeowners: Rues, Laytons.

Agenda:

1. Welcome and Introductions. *Scott Collins conducted the meeting.*
2. Open Comments:
 - a. *A homeowner asked if new trees will be planted to replace the trees that have been removed from the pond? Scott Vincent clarified why the Russian Olives were removed (noxious, outlawed in many states, huge water consumption). Other trees were removed several years ago to stop the damage to the fence line and the damage being done by the roots to the walking trail. Scott talked about creating a tree plan in the future. Too hot to plant any trees this year, especially with the water being turned off earlier and earlier.*
 - b. *A homeowner requested that the gate to the pond stay closed. There is a family of geese that they are helping to stay safe.*
3. Jerald Wilson exterior paint was approved 5-0 (via email). After he painted it, he submitted potential new colors for approval. The board approved the new colors 5-0 (via text). He is deciding if he will repaint. *In the future the board will ask homeowners to submit a picture of the home in the color they are requesting. This can be done using online software for free. The board might even ask for painted swatch to be submitted.*
4. Update from Scott Vincent on common areas. A lot of work has been done.
5. Brown grass throughout the HOA common areas and solutions for sprinkler/watering issues. *The HOA has been following the state recommendations on watering times. Due to the heat, the time will be increased. Jesus Viera is continuing to repair, replace and adjust sprinklers as needed. Scott Vincent has noticed that at 2:30 AM there is very little pressure to the HOA sprinklers due to pressure issues (neighbors are watering at this time).*
6. Repair of path by the church that was damaged by homeowners who bought common area land. Was to be repaired in spring - still not repaired. Update? *James will reach out and get an update from Chandler. One possible option is to have the HOA do the repairs and charge the 2 homeowners for the damage. Asphalt companies most likely are slammed right now and scheduling for the spring.*
7. Resignation of Scott Collins as board member and president. (Leaves in September for an 18 month mission). *Scott will stay on the board until August 31st. The board will choose a new board member at that time. The board will ask around to get the names of those who might be interested in serving. Jordan will also be given rights to approve all checks online.*

- a. Replacement of board member to fill vacancy left by Scott Collins (Bylaws Article 5, Section 8).

Section 8. Vacancies

Any vacancy occurring in the Board of Trustees may be filled by the affirmative vote of majority of the remaining Trustees. A Trustee elected to fill a vacancy shall be a Trustee until his / her Successor is elected by the members who may make such election at the next annual meeting of the Members or at any special meeting duly called for that purpose and held prior thereto.

- b. Election of new board President for vacancy left by Scott Collins (Bylaws Article 6, Sections 1, 2, 4, 5, and 6) and setup with the bank to approve expense payments.

Section 4. Resignation and Removal

Any Officer may resign at any time by delivering a written resignation to any member of the Board of Trustees. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed and replaced upon the affirmative vote of a majority of the Board of Trustees at any time, with or without cause.

Section 5. Vacancies and Newly Created Offices

If any vacancy shall occur in any office by reason of death, resignation, removal, disqualification or any other cause, or if a new office shall be created, such vacancies or newly created offices may be filled by the Board of Trustees at any regular or special meeting.

8. Status of the fine notifications. *James drives through the HOA at least twice a month. Notices are sent out when there is a violation. Board members contact James when they see an issue.*
9. Other Items.
 - a. *The snow removal plan that was submitted by Scott Vincent was approved by the board. 4-0.*
 - b. *HOA statements are going out tomorrow.*
10. Schedule Next Meeting. *Next board meeting will be Wednesday, November 1st at 8:30 PM via zoom.*
11. Schedule Annual Meeting. *The annual meeting was scheduled for November 14th at 7 PM at Boondocks. James will get the room reserved. The board plans on providing a zoom link option. Past year annual meeting dates: November 10, 2022, November 3, 2021 and September 10, 2020. Boondocks meeting room is \$350 to rent.*
12. Adjourn. *The meeting was adjourned at 9:25 PM.*