

VOF Board of Directors Meeting 9/12/2019
RideOut Elementary Media Center

The meeting was called to order at 6:00pm by Diane Branaugh. Present were Diane Branaugh & Ernie Dukes; Kathy Melton, CAM represented the CAM Team. A quorum was present.

Approval of Minutes – A motion was made by Ernie Dukes to waive the reading and to approve the minutes of the August 15, 2019 Board of Directors meeting. Diane Branaugh seconded. None opposed and the motion carried. The minutes will be posted on the community website.

Financial Report – Kathy Melton, CAM

Balances as of August 31, 2019:	Operating	\$160,141.12
	P&D Reserves	\$123,604.99
	Gen Reserve	\$ 37,529.45
	B-Walk Reserve	\$ 49,086.76
	Petty Cash	<u>\$ 500.00</u>
	Total:	\$370,862.32

Old Business:

Three Letters/Attorney – The program is working well. Ten (10) homeowners have recently been sent to the attorney and covenant enforcement letters have been sent.

Back Dues: An updated Collection Tracker was provided to the Board. Outstanding Accounts Receivable as of August 31, 2019 is \$21,956.17.

ARC – Homeowners were reminded that an ARC form must be submitted prior to cutting down any trees.

New Business:

Work on Fireside Drive – Diane Branaugh shared that the retaining wall has been installed and grass was planted. The landscapers damaged the grass and have repaired it at no cost to the Association. The final step of the project will be to install French drains.

Work on Storm Drains: Work has been completed by DeLarm Excavating to continue the sidewalk drainage along Fireside Dr. to eliminate the water flowing out of the sloped area below the new wall - \$3,680.00. Two clean-outs were added at no additional cost to the Association. In addition, a section of pipe on Chase Ridge Dr. had roots growing into it and a blockage of grass from homeowners blowing yard waste into the curbs. There was approximately ten feet of blockages. The section was cut out and replaced - \$2,260.00

Vandalism to the Card Reader: The card reader at the gate was damaged by vandals. Two estimates were received from The Gate Store: repair the card reader - \$3,061.10 or replace the card reader - \$10,773.06. The current card reader is analog technology, while the new system would be digital. The proposals were tabled for future discussion. Attempts were made to determine who damaged the card reader, but none of the cameras were aimed directly at the area. The gates have been open due to a lightning strike. AT&T is trying to find the issue but has not been able to correct it so far.

Cameras: The Board is considering upgrades to the camera system at the front entrance. Several companies will be contacted. A quote has been requested from Matthews Technologies. CCSO has started a program where they partner with Comcast and communities to have access to cameras. Management will put the CCSO representative in touch with Diane Branaugh.

Homeowners Forum:

A homeowner asked whether there will be an increase in Association fees next year and also expressed concerns about parking on the streets. The Board has not finalized the budget for 2020. Cars parked on the street are given two warnings and then towed.

A homeowner asked about the status of an issue with the swale behind their property. The matter has been referred to the attorney

All business being completed, Diane Branaugh made a motion to adjourn. Ernie Dukes seconded. None opposed and the meeting was adjourned at 7:19pm.



Handwritten signature and date: 01/09/2020