

# OLD CAHABA Q4 BOD MEETING

Date | time 12/5/2023 6:30 PM | Location Clubhouse

## I. CALL TO ORDER (Opening Prayer – Dennis Agnew)

- a) Board: Dennis Agnew, Bob Miller, and Kayla Robinson  
SMS: Concetta Givianpour and Brandy Williams | [brandy@selectivemgmt.com](mailto:brandy@selectivemgmt.com) | 205-624-3586  
\*Please hold all questions to the end of the meeting\*

## II. FINANCIALS – Concetta Givianpour

- a) 2023 as of 11/30/2023: Operating: \$193,581.87 MM: \$138,609.90 R: \$50,893.87
  - i) Total Assets: \$433,530.65
  - ii) Expenses YTD: \$343,460.50 (\$31,223.68 a month, average)
- b) Delinquencies
  - i) 282 Delinquent Accounts (35% delinquency)
    - (1) 282 Delinquent Accounts | 19 Active Payment Plans | 38 Active Lawsuits | 2 Active Foreclosures
  - ii) \$188,130.57 due to HOA as of 11/30/2023
    - (1) A1 \$114,771.45
    - (2) A2 \$25,134.20
    - (3) Fees \$19,697.45 (Grinder Pumps, Compliance Fines and Legal Fees)
  - iii) 2023 Property taxes, in the name of the Association, are paid.

## III. OLD BUSINESS

- a) Common Area Updates
  - i) Weekley Property—Pier/Dock This project is being re-evaluated to ensure we have all related costs included.
  - ii) "Dog Park" by tennis courts – to get quotes on dog stations and for the cost of upkeep.

## IV. NEW BUSINESS

- a) 2024—SPS will likely not be doing monitors. OC to solicit from neighborhood? – Advised to try an employment agency.
- b) Clubhouse shower repaired (again) – 11/2023 – Water to be shut off.
- c) Parkway/River Crest Playground—Shade quotes enclosed.
- d) Christmas decorations - Done – tree to be put out this week.
- e) Thoroughly clean clubhouse – see pricing – hold off until the Spring.
- f) Turnover planned for early 2024 – plans will be communicated.

## V. SOCIAL UPDATES

- a) 2023 Events scheduled:
  - Christmas Party 12/14/23 at 6:00 pm
- b) NEXT MEETING: Next Quarterly BOD Meeting: Thursday, March 21<sup>st</sup> at 6:30, tentatively scheduled.
  - Will possibly hold Special Meeting and Annual Meeting together.
- c) Closing Prayer.

## VI. ADJOURN