

Old Cahaba BOD Meeting Minutes

Date | time 3/2/2021 6:30 PM | Location ZOOM

I. CALL TO ORDER—Opening prayer said by Bob Miller.

- a) Board Members in attendance were Dennis, Bob, Jerome, Alana, & Lisa. Kevin was unable to attend.
- b) The Board reviewed the Minutes from February 2nd Meeting. The Minutes were unanimously approved.

II. FINANCIALS

- a) Casie reviewed the current financials. She indicated that the year to date bank balances were as follows: Operating: \$29,063.42 YTD MM: \$150,443.98 R: \$83,459.53 GP: \$678.19
 - i) Total Assets: \$138,309.65
- b) Delinquencies
 - i) Next, Casie reviewed the delinquency report. She indicated there was \$154,089.83 due to HOA as of February 25, 2021 and that SMS has collected \$3,274.33 since Feb. Meeting.
 - (1) A1 \$94,675.42 (\$2,614.71 less than Feb)
 - (2) A2 \$53,166.22 (\$961.34 less than Feb)
 - (3) GP \$508.19 (\$101.72 more than Feb)
 - (4) Other Fees \$5,740 (\$200 more than last Feb—Compliance Fine)
 - ii) Casie provided a preliminary budget with actuals as of February 25th for the Board to review. She indicated that this is just a starting point and that the budget will be discussed more in depth at the next meeting.

III. OLD BUSINESS

- a) Access System Updates
 - (1) Casie informed the Board that she was still holding the final payment for CRV as the inside sensor for the Parkway pool hasn't been installed. The final payment will be a little over \$11k.
- b) Pool Updates
 - i) Casie informed the Board that the new pool furniture is being ordered from Polywood Direct. Michelle is getting the check.
 - ii) Casie reported that she noticed the water level low at the clubhouse pool on February 25th. She turned the water on, so the pump didn't burn up. She alerted SPS and they repaired a seal that was broken.
- c) Entry Lighting
 - i) Casie informed the Board that Outdoor Lighting came out to repair the breaker issue. This resolved the landscape lighting issue at the Parkway Entrance.

IV. NEW BUSINESS

- a) Common Area Updates
 - i) Casie and the Board discussed all the clearing that Helena Lawn and Landscape has done in the community. On 2/25, they were clearing the lake across from the Parkway pool. They have also finished clearing behind the clubhouse pool. The deck gets SUN now!
 - ii) Casie reported that the gutter on the front of the clubhouse is being repaired.

- iii) Casie reported that Helena Lawn and Landscape is hauling off all junk around both dumpsters and the broken picnic tables. This will be completed before the Easter event.
- iv) Casie presented a quote for pressure washing. All pressure washing—pool decks, patios, and entrance signs \$1,000 Service Works. The Board unanimously approved.
- v) Casie presented a quote for \$1,000 from Service Works to haul in a truck of gravel to repair tennis court road. The Board unanimously approved.
- vi) Casie presented the Board with new signage for the pools and the boat launch. The Board liked all options and gave the approval for Casie to order the new signage.

b) Newsletter

- i) Casie informed the Board that the Spring Newsletter is in the works.

c) Mardi Gras Event

- i) Casie informed the Board of the three winners for decorations: 850 OCD (\$100), 4398OCP (\$50), 4153OCP (\$25)

d) Social / Welcome Committee

- i) Lisa and Alana presented a newly drafted welcome letter from HOA. The Board members agreed that the new letter was very informative and will provide great information to the new residents.
- ii) Lisa presented new resident gift ideas to the Board. The Board approved, unanimously.
- iii) Lisa presented her plans for the 2021 Easter Party. The Board Unanimously approved the \$800 Easter budget.

V. Next Meeting

- a) Via ZOOM, Tuesday, April 6th. At 6:30 P.M.
- b) Closing Prayer.

VI. ADJOURN

- a) With no further questions or concerns, the closing prayer was given by Dennis Agnew, and the meeting adjourned.

**President of Old Cahaba HOA
Dennis Agnew**