

Old Cahaba BOD Meeting

Date | time 4/6/2021 6:30 PM | Location ZOOM

I. CALL TO ORDER

- a) Dennis, Bob, Jerome, Kevin, Alana, & Lisa were all present at the meeting.
- b) Dennis gave the opening prayer.
- c) The Board reviewed the Minutes from March 2nd zoom Meeting. The Minutes were unanimously approved as written.

II. FINANCIALS

- a) Casie reviewed the current financials.
- b) YTD: Operating: \$19,545.38 YTD MM: \$110,463.65 R: \$49,794.73 GP: \$678.19
 - i) Total Assets: \$180,481.85
 - ii) Per request from Michelle, the SMS accountant, Casie asked the Board if SMS could close the Grinder Pump account and move the remaining funds into the General Operating account. These funds are paid out of the General account anyway and reimbursed by the GP account. After discussion, the Board unanimously approved the closing of the Grinder Pump account and transferring the remaining funds into the General Operating account.

c) Delinquencies

- i) Casie reviewed the delinquency report with the Board. She indicated that there was \$147,203.31 due to HOA as of March 31, 2021 and SMS has collected \$6,886.52 since the Board met in March.
 - (1) A1 \$88,258.60 (\$6,416.82 less than Mar)
 - (2) A2 \$52,523.24 (\$642.98 less than Mar)
 - (3) GP \$406.47 (\$101.72 more than Mar)
 - (4) Other Fees \$6,015 (\$275 more than last Mar—Compliance Fine)
- ii) Finally, Casie indicated that the liens are recorded with Probate and a copy of the recorded lien and account statements were mailed to those homeowners.
- iii) **BUDGET:**

The next item on the agenda was to review the first draft of the 2021-2022 budget. Casie's draft showed the increase of dues from \$315 to \$400. The Board tabled this until the next meeting so Casie could update the draft to show the dues at \$350, adjust some line items, and update all the actuals through the end of April.

III. OLD BUSINESS

a) Pool Updates

- i) Casie informed the Board that the new pool furniture has shipped, but we do not have an estimated arrival date, yet. It will likely be the end of May.

b) Entry Lighting

- i) Casie indicated that Outdoor Lighting came out, again, regarding the exit side of the Avenue entrance. They said a breaker keeps tripping and they are not licensed to fix that. Casie asked Steven, a reputable vendor, to look at the issue. He repaired the issue and replaced some bulbs for \$200.

IV. NEW BUSINESS

a) Common Area Updates

- i) Casie provided the following common area updates:
 - (1) Helena Lawn and Landscape (HLL) is still cleaning up storm debris. There are a few trees that are going to have to come down. Kevin is sending quotes for them so we know what it will cost.
 - (2) The gutter on the front of the clubhouse is repaired.
 - (3) HLL hauled off all the dumpster junk and broken picnic tables.
 - (4) Pressure washing is done. The pool decks look great, but they pressure washed a lot of junk into the pools which caused the pool company to have to deep clean the pools. This will be an additional cost. I haven't gotten an invoice yet.
 - (5) Gravel road at the tennis courts has been redone. It is a lot better to drive on.
 - (6) Street sign/ post at RCCN and OCP has been repaired.
 - (7) All broken and/or out light poles have been reported to AL Power from the storms.
 - (8) The fence at the Parkway Pool is getting fixed/ put back up.

b) Newsletter

- i) Casie informed the Board that she is working on a Spring/Summer Newsletter. The draft is almost complete. Once completed, she will send to the Board for approval.

c) Social / Welcome Committee Updates

- i) Lisa informed the board that the social committee had met and wanted to do a "School's Out Pool Party". The Board suggested that it was a good idea. Lisa indicated that she would obtain quotes for everything the committee was wanting to do and a date and report to the Board at the next meeting for approval.
- ii) Lisa informed the Board that a new Easter Bunny suit had been ordered.
- iii) Lisa informed the Board that she was ordering the new welcome gifts within the next week using the budget that was approved at the March meeting.

V. Next Meeting

- a) Via Zoom, Tuesday, May 4th. At 6:30 P.M.
- b) The closing prayer was given by Bob.

VI. ADJOURN

With no further questions or concerns, the meeting adjourned at 8:30 P.M.