

OLD CAHABA Q2 BOD MEETING

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

I. CALL TO ORDER (Opening Prayer—Dennis Agnew)

- a) Board: Dennis Agnew, Bob Miller, Jerome Dangerfield, and Kayla Page
SMS: Casie Jarman | CJ@selectivemgmt.com | 205-624-3586 | 205-419-0047 (Call/ Text)

Please hold all questions to the end of the meeting

ANNUAL MEETING MINUTE—APPROVED?

II. FINANCIALS—reviewed by Casie

- a) 2023 as of 5/31/2023: Operating: \$330,442.95 YTD MM: \$136,872.26 R: \$50,168.25

i) Total Assets: \$517,483.46

ii) Expenses YTD: \$124,143.32 (\$24,800 a month, average)

b) Delinquencies

i) 274 Delinquent Accounts 18% delinquency

(1) 211 Delinquent Accounts | 25 Active Payment Plans | 35 Active Lawsuits | 3 Active Foreclosures

ii) \$279,468.04 due to HOA as of 6/6/2023

(1) A1 \$226,579.04

(2) A2 \$35,406.67

(3) Fees \$17,482.32 (Grinder Pumps, Compliance Fines and Legal Fees)

iii) Audit—Review / Sign—Board approved for the audit to be posted to the HOA website under the password protected page for residents to review.

III. OLD BUSINESS

a) Common Area Updates

i) Weekley Property—Plan to install 20 x 40 pavilion w/ grills and picnic tables and floating dock/fishing pier. Casie tentatively meeting with contractors in the following weeks.

IV. NEW BUSINESS

- a) The Board Members unanimously voted to appoint Kayla Page to the Old Cahaba Board to serve as the Secretary/Treasurer. The Board to solicit the community in the 3rd or 4th quarter for 2 additional Board Members to establish a Board of 5.
- b) Pools open Friday May 5th – Friday, October 15th. Fri-Sun monitors only 10-7 and all holidays. – Changes?
- c) Clubhouse Flooded- 4/16/2023. New shower and plumbing installed. Kick plate and quarter round replacement to come.
- d) Snakes at Pools- Snake Away?
- e) Basketball Goals- Attorney gave approval for removing goals on sidewalks.
- f) Hoarder Situation—Shelby Co Health Dept., HPD, and City of Helena involved.

V. SOCIAL UPDATES

i) 2023 Events scheduled:

(1) Halloween Witch Ride- 10/24. Christmas 12/14

ii) NEXT MEETING: Next Quarterly BOD Meeting: Tuesday, September 5th at 6:30, tentatively.

b) Closing Prayer.

VI. ADJOURN

