

# Old Cahaba BOD Meeting Minutes

Date | time 9/7/2021 6:30 PM | Location Clubhouse

## I. CALL TO ORDER (Opening Prayer)

- a) Dennis (absent), Bob, Jerome, & Kevin
- b) Bob gave the opening prayer.
- c) The Board reviewed the Minutes from August 3<sup>rd</sup> Meeting and unanimously approved the Minutes, as written.

## II. FINANCIALS

- a) Casie reviewed the financial status of the HOA.
- b) YTD as of 9/7/2021: Operating: \$48,197.91 YTD MM: \$280,509.85 R: \$49,817.52
  - i) Total Assets: \$378,525.28
- c) Next, she viewed the delinquencies with the Board.
  - i) Delinquencies
  - ii) \$169,490.99 due to HOA as of September 7, 2021 (\$24,099.36 less 8/21)
    - (1) A1 \$111,740.17
    - (2) A2 \$49,436.82
    - (3) Other Fees \$8,314 (Compliance Fines)
  - iii) 2021 BUDGET:

Casie reminded the Board of the 2021 assessment installment dates: First installment charged 7/1. Second, 8/1. Third 9/1.  
Late fees scheduled to be charged and sent 9/8/2021.
  - iv) Casie provided the board with the budget, year to date actuals, and variances for the current fiscal year and the actuals for the 2020 fiscal year.

## III. OLD BUSINESS

- a) Audit—Jerome provided Casie with a copy of the most recent audit reports to use for audit bids.
- b) Pool Updates
  - i) Casie reminded the Board that pool monitors stop today for the season.
  - ii) The Board decided, unanimously, to extend the 2021 pool season through the first of October since the new camera system has been installed. Casie will turn off all fobs on October 1<sup>st</sup>.
- c) Common Area Updates
  - i) Casie provided the Board with project updates:
    - (1) Boat Launch—Working on new bids. This is difficult.
    - (2) Trimming and tree removal at entrances done. Kevin to quote installing 3 Crepe Myrtles in the island and adding a few more Loropetalum shrubs to fill island.
    - (3) Winter clearing—waiting for quotes
  - ii) Casie asked for opinions on the fall annuals. The Board and residents present stressed the importance of copious amounts of color and flowers. Casie to report to the landscapers to let them know to order at least 1.5 times the annuals as they did for the Spring install.

#### IV. NEW BUSINESS

- a) Social Updates
  - i) 2<sup>nd</sup> Annual Witch Ride—Friday, 10/22 7 P.M. (HHS football off week)
  - ii) The Board unanimously approved the New Resident Newsletter for printing.

#### V. NEXT MEETING:

- a) Tuesday, October 5<sup>th</sup> At 6:30 P.M.
- b) The closing prayer was given by Bob.
- c) With no further questions or concerns, the meeting adjourned at 7:25 P.M.

#### VI. ADJOURN