

Old Cahaba BOD Meeting Minutes

Date | time 3/1/2022 6:30 PM | Location Clubhouse

I. CALL TO ORDER (Opening Prayer)

- a) Dennis, Bob, Jerome, & Kevin | Bob Miller gave the opening prayer.
- b) The Board reviewed the Minutes from the December 7, 2021 meeting and unanimously approved the Minutes as written.

II. FINANCIALS

- a) Casie reviewed the fiscal year-to-date financials and delinquencies as of 2/28/2022: Operating: \$31,208.83 (58,197.00)
YTD MM: \$255,530.71 (255,530.71) R: \$49,821.68 (49,819.64)
- b) Total Assets: \$336,561.22 (363,549.39)

c) DELINQUENCIES

- i)

	\$241,011.42	(268,132.02)	due to HOA as of February 28, 2022 (\$27,120.60 less than 12/21 mtg.)
	<small>Current</small>	<small>December</small>	
(1)	A1	\$178,450.38	209,867.20
(2)	A2	\$45,736.74	47,649.82
(3)	Other Fees \$16,824.30 10,615 (Compliance Fines and Legal Fees)		
- d) Casie and the Board reviewed the P & L spreadsheet updated as of 2.28.2022

III. OLD BUSINESS

a) Common Area Updates

- i) Landscape Bids—the Board unanimously approved Steven's Wack N Sack's bid at \$80,000 annually effective April 1, 2022.
- ii) Common Area Clearing—Helena Lawn and Landscaping will have all approved CA clearing completed by the end of March.
- iii) Club Reno Bids—the Board unanimously approved \$11,000 renovation bid with Zenith Remodeling.
- iv) SEP starting up—Lake fertilization will begin early April.
- v) Replacement RC Trl. And RC Way Signs and Trash Receptacle install at RC park—Completed by Total Solutions
- vi) Speed Limit sign on parkway—replaced by the city.
- vii) Broken fence @ OCD and OCC repaired—by Total Solutions.
- viii) Water Main break (x5) at clubhouse in early Feb. All repaired by Total Solutions.

IV. NEW BUSINESS

- a) Parkway Pool-Pump... Quote for health department requirements and pump work approved. The Board voted to postpone the sand change until 2023.
- b) Social Updates
 - i) 2022 Events scheduled:
 - (1) Easter- 4/13/2022
 - (2) Halloween—3rd annual witches ride—10/13/2022
 - (3) Christmas—Santa and Mrs. C booked.—12/8/2022
 - ii) Annual Meeting—The Board voted to hold the Annual Meeting on March 21st at 7P.M. Casie to send out meeting notice within the next 5-7 business days.

V. Q and A

- a) A resident asked for a violation notice to be sent to an address on OC Drive for fence repair/ replacement. Letter to be sent out with a 30-day deadline.
- b) A resident asked for an update on the downed mailbox on the Parkway towards Riverbend. Casie responded and indicated the friendly notice had been sent and the first fine notice was scheduled to be sent this week.
- c) A resident asked for a compliance check near his home. A vehicle has reportedly been parked on the street/sidewalk for a month or longer.

VI. NEXT MEETING:

- a) Tuesday, April 5th, 2022 at 6:30.
- b) Closing Prayer given by Dennis Agnew

VII. ADJOURN

With no further questions or concerns, the meeting adjourned at 7:45 P.M.