

Old Cahaba BOD Meeting Minutes

Date | time 4/5/2022 6:30 PM | Location Clubhouse

I. CALL TO ORDER (Opening Prayer)

- a) The meeting was called to order at 6:35 P.M.
- b) Board Members present: Dennis, Bob, Jerome, & Kevin |
- c) Opening Prayer given by Bob Miller.
- d) Review Minutes from 3.1.2022 & the Annual Meeting. The Board unanimously approved the Meeting minutes from 3.1. 2022 and the Annual Meeting.

II. FINANCIALS

- a) Casie reviewed the financials for Old Cahaba: FYTD as of 3/31/2022: Operating: \$21,430.49 (\$31,208.83) YTD MM: \$255,557.12 (255,530.71) R: \$49,826.66 (\$49,821.68)
 - i) Total Assets: \$326,814.27 (\$336,561.22)
- b) **Delinquencies**
 - i) Casie reviewed the delinquency report:
\$217,491.91 (\$241,011.42) due to HOA as of March 31, 2022 (\$23,519.51 less than 3/1 mtg.)

Current	February		
(1)	A1	\$157,420.71	\$178,450.38
(2)	A2	\$45,466.74	\$45,736.74
(3)	Fees	\$14,604.46	\$16,824.30 (Compliance Fines and Legal Fees)
 - ii) Casie reviewed P & L via New Monthly Spreadsheet updated as of 3.31.2022
 - iii) Casie reiterated that the 2022 assessments for \$175 will be mailed out by June 15th. 2022, then bill full \$350 in Dec for 2023 to get on calendar year FS.

III. OLD BUSINESS

- a) **Common Area Updates**
 - i) C-Spire-Ryan T, our C-Spire representative presented C-Spire information regarding construction. He provided a service number should residents experience issues.
 - ii) HLL done. SWNS Started 4.1.2022.

IV. NEW BUSINESS

- a) Casie informed the Board that the Parkway Pool pump and fence repaired/replaced.
- b) Casie informed the Board of the Health department inspections being conducted within the next week for pool opening. Both should open without issue. Monitors will begin Memorial Day weekend.
- c) **Social Updates**
 - i) 2022 Events scheduled:
 - (1) Easter-4/13
 - (2) Halloween—3rd annual witches ride—10/13
 - (3) Christmas—Santa and Mrs. C booked.—12/8
 - ii) Newsletter—Finishing up. Email for approval within the next week.

V. Resident Q and A.

- a) SWNS to quote limbing and removing dead trees at OCC/OCD—SMS to quote
- b) Code Enforcement within community? BOD to attend City Council Meeting or Request city official to attend BOD meeting to discuss OC issues.—SMS to request.

VI. NEXT MEETING:

- a) Tuesday, July 12th, 2022 at 6:30.
- b) Closing Prayer given by Dennis Agnew

VII. ADJOURN at 7:38 P.M.