

# Old Cahaba BOD Meeting Minutes

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

## I. CALL TO ORDER (Opening Prayer)

- a) Dennis, Bob, Jerome, & Kevin. Bob Miller gave the opening prayer.
- b) The Minutes from May 11<sup>th</sup> Meeting were reviewed and unanimously approved. There was not a June 2021 meeting.

## II. FINANCIALS

- a) Casie reviewed the HOA financials as of July 6, 2021:  
Operating: \$173,561.94 YTD MM: \$65,498.29 R: \$49,811.38
  - i) Total Assets: \$288,871.61
- b) Delinquencies
  - i) \$193,590.35 due to HOA as of July 6, 2021.
    - (1) A1 \$135,510.45
    - (2) A2 \$49,781.82
    - (3) Other Fees \$7,978.06 (Compliance Fines)
  - ii) **2021 BUDGET:**

Casie informed the Board that the approved 2021 budget, statements, and letters were mailed 6/8/2021. The first installment of \$87.50 will be charged 7/1.

## III. OLD BUSINESS

- a) In planning for the 2021 Audit, Casie asked the Board for a copy of the last audit. Jerome to check files and report back at the next meeting.
- b) Pool Updates
  - i) Casie reported that the new furniture has been assembled—a huge Thank you to Jerome & Jim.
  - ii) The Parkway pool dumpster has been removed and Santek is to issue two cans for this area. They will be picked up weekly.
  - iii) In selling the old pool furniture to off-set the cost of the new, so far, \$840 has been collected for the pieces.
  - iv) Adult Swim—Casie indicated that a few residents have mentioned an “adult only swim time”. The Board decided that since it was three out of nearly 1300 homeowners, to table the matter until a later date, unspecified.
- c) Common Area Updates
  - i) Casie reported that all new and/or replacement signs have been installed.
  - ii) Since opening the clubhouse for rentals, the calendar is filling up quickly.
    - i) The previously approve playground mulch is going in this next week.
  - ii) Boat Launch—Casie indicated that she is working to obtain bids for reconstruction of the boat launch. So far, the efforts are not getting any attention from contractors.
  - iii) The Board unanimously approved the following additional landscaping:
    - (1) Trimming/ Pruning the Bradford's and other trees at Entrances: Pkwy- \$2200, Ave- \$700 (\$2,900) Trimming.  
Removal of the 3 Bradford's in Ave Island-\$1,200.

**IV. NEW BUSINESS**

a) Management Contract

- i) The Board reviewed and signed the updated, all-inclusive pricing contract with SMS.

**V. NEXT MEETING:**

- a) Tuesday, August 3<sup>rd</sup> At 6:30 P.M.  
b) Closing Prayer—Dennis Agnew.

**VI. ADJOURN**

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

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President- Dennis Agnew