

# Old Cahaba BOD Meeting Minutes

Date | time 8/3/2021 6:30 PM | Location Clubhouse

## I. CALL TO ORDER (Opening Prayer)

Dennis, Bob, & Jerome were present. Kevin was unable to make it due to surgery recovery. Bob gave the Opening Prayer.

The Board reviewed the Minutes from July 6<sup>th</sup> Meeting and unanimously approved.

## II. FINANCIALS

a) Casie reviewed the financials with the Board.

YTD as of 8/3/2021: Operating: \$84,401.70 YTD MM: \$215,503.58 R: \$49,815.40  
Total Assets: \$349,720.68

b) Delinquencies

i) \$193,590.35 due to HOA as of August 3, 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 first installment of \$87.50 was charged 7/1 and the second, 8/1. She indicated that most residents were paying in full.

iii) 2020 Financial Review | New Monthly Spreadsheet—Casie presented a spreadsheet to the Board, in budget format, that will provide actuals and variances each month.

iv) Grinder Pumps—Casie indicated she and Michelle are working on each of the 45 grinder pump accounts to ensure they are being billed appropriately and completely. They are going back to each property's closing date and prorating and assessing from that date forward. She also indicated that Newcastle may be responsible for some of the fees paid by the HOA for the pumps from activation date to the closings taking place. Once accounts are completely accurate, the 2021 grinder pump assessments will be sent to those residents.

## III. OLD BUSINESS

a) Audit—Jerome is searching his HOA records to locate a copy of the most recent audit report to move forward with the 2021 audit for the last 4 years.

b) Pool Updates

i) Casie informed the Board prior to the meeting that the pool company called to report the pump being struck by lightning and the clubhouse pool needed to be shutdown. She was able to report that the pump motor was not hit by lightning, rather there was a breaker issue that was able to be repaired by SPS.

c) Common Area Updates

i) Boat Launch—Working on new bids. Casie indicated that she is having a difficult time getting contractors to bid on the project.

ii) The last 2 Bradford's are to come down at the Avenue entrance Thursday. The Parkway entrance tree trimming will be completed by Friday.

iii) Winter clearing—Casie is working on getting quotes to do some more common area clearing for this winter when everything is dormant.

#### IV. NEW BUSINESS

##### a) Social Updates

- i) Newsletter—Casie and Bob worked on the OC newsletter. Casie is to make a few changes and additions. The newsletter will be reviewed at the next meeting.
- ii) Resident Q & A
  - (1) Dog Park | Pet Waste Stations | Street Light @ BD/OD—The Board indicated that SMS can/will move forward with getting pricing on these items within the next few months.

#### V. NEXT MEETING:

- a) Tuesday, September 7<sup>th</sup> At 6:30 P.M.
- b) Closing Prayer given by Dennis.

#### VI. ADJOURN

- a) With no further questions or concerns, the meeting adjourned at 8:25 P.M.