

Hill Pond on Spring Creek HOA Board of Directors Meeting Minutes

Wednesday, January 6, 2021 on Zoom meeting

- Quorum established and meeting called to order by Garry Auld
- Members present:
 - Board members: Garry A., Dave D., Dan G., Larry P., Tom N.
 - HOA members: Marshall Frasier and Rick Hoffman

Minutes from meeting motion to approve by Dave D., seconded by Larry P. Motion passed.

Old Business:

1) Dave and Garry met with the lawyer, Pete Dauster. They gave a review of that meeting regarding the covenants. Information was left with the lawyer for review. Dave will send the 4-page file called "Guide to Changes" and the Bylaws to Pete Dauster as well, to aid with his review.

2) Garry reports that Dave Taylor and Tom Traut are willing to enter the HOA Board.

New Business:

1) We have a new bookkeeper, Trish. With her hiring, there will be an increase in expenses for bookkeeping. At this point, there may be a need to restructure HOA fees. We are not needing to make that decision about fees now. There will be a survey sent out to harvest the membership information for the roster. That will have to be added to a calendar yearly. There will be a meeting with Trish soon to make sure the contract for her services is completed, and questions about the contract are answered. The Board will look at the contract and send questions about that contract to Garry. Need to make a decision about communications with the HOA. Garry will communicate with Dan and Dave to update the roster information.

2) Need an audit of the books from a volunteer. Larry will invite some folks to do that.

3) February 24 member meeting is discussed. The meeting will likely need to be online somehow. Decision about the format and agenda of the meeting were discussed. Larry will have the budget together within a week or so. Garry will send out a draft agenda.

4) Work session for looking at the budget set up for January 14 at 6pm.

5) Rick Hoffman brought up discussion about keeping the covenants moving with the addition of new board members.

Motion to adjourn made by Garry A., seconded by Dan G. Motion carried.