

December 6<sup>th</sup> Cureton HOA Board Meeting

Time: 6:32 pm

James Goode Called the Meeting to Order

We have Quorum, James, Chuck, Chesson and Miguel are here.

Did anyone have a chance to review the minutes from the last meeting, November when board was voted? Mark Indicated changed to be made by Chuck to the Minutes, Chuck is a president of a commercial Development company and does not build residential.

Motion to Amend the Minutes of the November Meeting received from Mark to change the notation of Chuck Starnes Statement to read as follows:

“Chuck Starnes is against Blue Jay Development easement and any business coming into Cureton and is a president of a Commercial Construction Company, when asked if he builds houses his answer was no, his company is a construction GC. Chuck: Said he is also a Developer.

Second by Mark

Accepted.

All in Favor.

Send this with the correction to Scott Hines

Open Issues:

Board Positions (Single Point of contact) Proper Communication with Board business, accountability. James explaining the importance about single point of contact, neighbors should be contacting him, if there is anything to be brought to the board and then the board decides on an issue.

If the board needs to communicate something important about the community will go through the President of the HOA, no individual communications done from Board members to the public.

Board Members need to be posted on the HOA pages with individual separate e-mails.

James Made a motion that each board member have a gmail account, voted all yes, accepted, Passed

Budget (Mark)

Going over the Budget

Mark: Under other Income, we are not collecting under violation Income. Previous board decision.

We would like to rent the clubhouse more, lower the rental price increase the rental deposit.

Capital contribution \$ 8,000.00 every time a home sells, reserve income.

Transfer from reserves last year \$ 60,000 to pay renovations of the clubhouse. We do not want to touch reserves this 2018 year.

Rental of Clubhouse, Subject Tabled

Going through the line items of expenses, postage, is that cedar management expense?

Management Fees, Hard line item, Legal fees over budgeted amount.

Legal Fees should be budgeted for less in the new budget.

Insurance Premiums will be less for the 2018 Budget.

Social Committee, flyers, postage, website.

Meetings and entertainment \$ 8,000.00 previous board Bob's Social Meeting after renovations.

Holiday Decorations \$ 12,000 every year hard line Item.

Chuck requested to talk about holiday decorations, tabled for next meeting

Grounds Expenses Hard line item \$ 98,750.00 cannot be changed

Street Signs if broken need to be changed even if landscapers break them.

Grounds upkeep reduced to \$ 10,000.00, fountains Water Features \$ 4,000.00, irrigation \$ 10,000

Pool remains the same, only new pool contract.

Refurbish slide \$ 10,800.00 proposed has not been approved yet.

Reduce the Clubhouse Janitorial Expense from \$ 4,000.00

TV and Internet, why do we have cable TV? Do we need the expense? Can we save money on this expense? Maybe get rid of cable and keep internet.

Look into HVAC maintenance contract to a local company for the clubhouse.

Kevin Said Current Company just performed a service on 11/29/2017 and changed (7) filters and full system check-up. Company now Comfort System USA.

Fitness room Wipe out wipes and maintenance contract for equipment \$ 3,000.00

Clubhouse Security: James is meeting Dock Lock and Kevin Smith on Friday.

Electricity Line Item \$ 70,000 All uses. Clubhouse, Irrigation, Lighting, etc

Gas Increase to \$ 2,000.00 Maybe we can rent the clubhouse more on Winter.

Water and Sewer \$ 21,000.00 Previous board built some wells.

Reserves proposed to Increase

End of Budget Line Item Description.

We should meet with Scott from Cedar Management.

Motion: By James to have a Board Meeting with a representative from cedar management every Third Tuesday of the Month at a designated location. Second, all in favor.

We intend to change the access to the clubhouse to something more modern, access key fobs will be handled by Cedar Management not Lou Padilla anymore. New Fob \$ 20.00 a replacement \$ 60.00 if you lost. [pool@mycmg.com](mailto:pool@mycmg.com)

Our Intention is to collect all master keys to the Clubhouse when access gets changed to a smart type entry.

We should identify who has access currently via master keys to the clubhouse. All In Favor.

Pool Management Contract Tabled.

Any Community Management Issues e-mail James

Blue J Development, Cureton did not approve to grant access to them to Sunset Hill Rd.

Future Talk, Some sort of Rental Cap for the community but needs to be researched. Change of CCRS.