

Minutes of the 01/9/2019 SSHOA Board Meeting

Board Members Present: Stephen Buckner, Donna McCraith, John Giuliani, Geoff Ballou, Patrick Mazzei and Jon Carlo Trujillo. Unable to attend was Daniel Germain. No homeowners attended.

The meeting was called to order at 7:06 PM in the Hunt Valley Elementary School, room 121.

The next general membership meeting is scheduled for October 15th, 2019 at 7:00 PM in the cafeteria of Hunt Valley School; pending approval from Hunt Valley Elementary School.

OLD BUSINESS:

1. Meeting Minutes: Minutes from the 10 October, 2018 meeting were not presented, nor approved, at this meeting. Those minutes will be edited and resubmitted for approval and posting to the website.
2. Financial Status: Charles (Chuck) Brackett sent year-end statements via email.

A. 2018 Financials.

a. The 2018 Budget was:	\$22,783.40
b. The General Fund Balance is:	\$15,569.34
b. The Capital Reserve Fund Balance is:	<u>\$107,000.00</u>
c. SSHOA Bank Account Balance is:	<u>\$122,569.34</u>
d. The Minicourt Bank Account Balance is:	<u>\$21,627.44</u>

Financials were reviewed and it was noted that there were few transactions in November, perhaps only one. The November 1, 2018 account balance was \$122,975.00. Patrick had some questions about the audit process that were answered or cleared up by the other members of the Board. The checkbook and signature cards were discussed: removing Chuck Brackett and adding Geoff Ballou.

B. Dues Collection. Dues / Assessments are scheduled to be collected between April 30th and May 31st. Homeowner letters will go out between April 30th and May 7th. The deadline for dues payment is May 31st. Point of contact (POC) for dues collection will be Donna McCraith, Vice President of the Board; consistent with years past.

2. Milestones and Key Dates. (Additional milestones will be added as needed / identified)

01/9/2019	Board meeting. Complete
04/10/2019	Board meeting. Scheduled / Upcoming
04/30/2019	HOA dues letter. Scheduled / Upcoming
05/18/2019	Neighborhood spring clean-up. Scheduled / Upcoming
05/31/2019	HOA Dues payment deadline. Scheduled / Upcoming
07/10/2019	Board meeting. Scheduled / Upcoming
09/26/2019	Annual General Membership meeting. Scheduled / Upcoming

10/16/2019 Board Meeting. **Scheduled / Upcoming**

GENERAL DISCUSSION / NEW BUSINESS:

1. Website Updates: It was noted that there has been no updates to the website, that it is not current and there are no meeting or events listed for 2018 and 2019. The Board discussed and considered plans for having primary and alternate website administrators.
2. Complaints: Following identification of a couple of specific complaints, the Board had a lengthy discussion regarding specific and direct interaction with residents who are in violation of the regulations of the homeowners association. One Board Member expressed concern and uneasiness with one officer's direct contact with homeowners, and lessors who are in violation of regulations. Other members offered support and agreement with a measured personal approach to resolution of violations.
3. Capital Improvement Project: There remains a significant amount of work to accomplish and evaluate regarding the Capital Improvement Project (CIP) of the common area that contains the tennis and basketball courts. The survey / geo-engineering company that we've worked with in the past will be visiting the site and meeting with board members the week of 14 January to discuss some of the technical options and the costs associated with each option for the Board's consideration. John Giuliani arranged the meeting. He and Donna McCraith will be at the meeting, on-site, with the engineering company.
4. Election of Officers: the Board moved to elect / instate officers as follows:
 - a. President – Stephen Buckner
 - b. Vice President – Donna McCraith
 - c. Treasurer – Geoff Ballou
 - d. Secretary – Jon Carlo Trujillo

Meeting Adjourned at 8:10 PM

Respectfully Submitted,

Jon Carlo Trujillo, Member