

HOA BOARD MEETING - AUGUST 7, 2023

Rolling Greens Village HOA board of directors met on Monday, August 7, 2023 at 3:30 p.m. in the west clubhouse. Present: Sandie Leach, Mike Wehrle, Judy Crites, Dianne Wieckert, Richard Nicol, Alice Sames-Hobbs and Kathy Moore.

Meeting was called to order at 3:30 p.m. by President Sandie Leach, opening with the Pledge of Allegiance. The recent resignation of Cynthia Marcello as Treasurer was acknowledged and accepted. The HOA owes Cynthia gratitude for getting the financial records in order. Susan Sparks has bookkeeping experience and has graciously offered to become Treasurer. Motion made, seconded and approved to confirm the appointment of Susan Sparks as Treasurer. She will complete the treasurer's term until the next election in December, 2023. There is no treasurer's report for this month which will give Susan the opportunity to transition with Cynthia.

Sandie reminded the board of the meeting tomorrow afternoon with Terri Pasaro at 2:00 p.m. in the multipurpose room. Our wish list for capital expenditures budget will be presented at that time. We also need to clarify that the HOA board did not request or approve of the recent restriction on golf cart parking.

Minutes from the last meeting were read and approved.

Mike Wehrle advised the electric problem has been taken care of in the north clubhouse. We now have a storage area and a locking cabinet has been purchased as well as a rack. As a result, a pancake breakfast has been scheduled for August 19th. For September, Mike will attempt to schedule the 2nd weekend of the month. A new entertainment committee is being formed with the assistance of Charles Pennington.

Regarding the newsletter, Cynthia owned the software, so Mike bought new software to continue the newsletter. He will be maintaining the newsletter for now.

The safety committee has been collecting complaints. The list that was sent to Cove was the result of a community meeting. Suggestions were forwarded when rent negotiations commenced. The golf cart parking restriction was included on the resident wish list. It was not requested by the HOA. Additional handicapped parking was needed, but the restriction on golf carts was an excessive response. If a resident has a handicapped placard for their vehicle, they can take it to the office along with their golf cart and a handicapped parking decal will be placed on the golf cart's windshield.

Dianne requested from Mike a list of committee chairpeople and the members of each committee. He is still recruiting volunteers. Reminder from Sandie that there is only 4 months until the annual election. Nominating committee needs to be active starting now to meet the deadline.

The board met in a special closed meeting after a consultation with local attorneys. For the benefit of the residents in attendance, it was announced that Thomas Dobbins has agreed to serve as our corporate attorney on an hourly fee arrangement. Vanessa Thomas will represent us for litigation in completing closure of the recent lawsuit filed by the previous board. She will also work on an hourly fee arrangement.

The board previously approved the selling of memberships by Sue LaChausse, however a procedural problem was encountered and clarification is needed. Judy Crites, 1st Vice President wanted Sue to solicit membership from new residents, but allow the area directors to deliver the membership card so they could meet them. Sue wants to continue giving the cards at the time residents pay the annual fee. It was decided Sue would give new members a card and send the paperwork and money to Judy for distribution to the area director, the secretary and the treasurer. The area directors should still make an effort to welcome new members personally. It was suggested the board members post a photograph and a brief statement on the website as a way of introduction.

Our new corporate attorney was consulted about publishing a resident directory with addresses and phone numbers. He confirmed that it is legal for the HOA to publish a directory because we are a non-profit corporation and therefore not subject to privacy laws. However, he cautioned that as a courtesy to our residents, we should not publish this directory online but rather have a hard copy printed. This will result in printing costs which can be defrayed by charging a nominal amount for copies of the directory. Quarterly updates will have to be maintained, but residents can make these changes themselves. Dianne presented a draft of the proposed directory but needs assistance with the graphics. Mike will assist in getting it ready for printing.

There being no further business to discuss, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,

APPROVED:

Dianne Wieckert, Secretary