

Minutes

REFUGE at WHITE HALL OWNERS ASSOCIATION

Board of Directors Meeting

8637 Refuge Point Circle

March 22, 2018 at 7:00pm

- I. Call to Order: 7:21 pm
- II. Attendees: Woody Fields, Mark Palmer, Rodney McLeod, Bettina Herbert
Craig Neid excused for work requirement
- III. Approval of Minutes
 - a. Annual Meeting – need proxies to attach to minutes of February 15 2018. Rodney will post 2017 minutes when available. Need things noted in annual meeting minutes (draft copy). Also need list of accomplishments, petition, board response to petition (Craig sent email after January meeting)
 - b. February 27, 2018 Minutes – **Voice vote is unanimous, Approving**
- IV. Treasurer Report: Craig provided written reports for the meeting. All HOA Annual dues are now paid. Provided report for past due Preservation Lane Assessment (4 outstanding).
- V. Transitional Task:
 - a. Website Update - **(Closed)**
 - b. Email Update - **(Closed)**
 - c. Meeting with Previous Officer – Rodney met with Larry. **(Closed)**
- VI. Old Business
 - a. Pond Fountain – Mark contacted Earl first to look for power issues. The problem was getting good power to the fountain. Mark left messages for Lake Doctors. They have already inspected. Awaiting their report.
 - b. Lantern at the front entrance – repaired, invoiced and paid. Mark has spare parts for another lantern. **(Closed)**
 - c. Petition response for website – public answer will be posted on website
 - d. ARB Board members – Mark and Rodney will recruit, email sent to RPC community
 - e. Street Parking – will form committee to discuss, email will go out
 - f. Treasury Account Audit – deferred to next month when Craig (Treasurer) is in attendance

- g. Review of CC&R for updates (Garage doors being open) will form committee to discuss, email will go out. Rodney will send email combining issues: street parking, garage door, pavilion use, etc. asking for volunteers for the committees
- h. Sidewalk Gate at the Entrance – will install latch. **Rodney motioned** to have Elmore Services install a latch on the gates to hold them open. **Woody second. Voice vote is unanimous, Approving**
- i. Middleton Pass Process – Rodney has updated community list, will send to Sue at Middleton
- j. News Letter – Rodney will communicate by email now, need volunteers for committee
- k. Committees
- l. Continuity Binders – in progress
- m. Pavilion use – committee, Mark will create form for liability and damage done by guests of any resident function when pavilion is reserved for a private function. Plan on putting calendar on the website. Resident will email and board will put on calendar. Please check calendar to make sure pavilion is available before spontaneous use.
- n. Bookkeeping service – board voted last month – **(Closed)**

VII. New Business:

- a. Southern Mosquito Control Service – **Rodney motioned** Via email to continue the services, **Mark seconds. Email vote is unanimous, approving.** Annual fee has been paid. **(Closed)**
- b. Mr. Tuberville Letter – Inspection have been completed by Mark and Woody monthly. Will find dates of maintenance with receipts of work completed on the road.
Going forward all inspections will be documented with observed condition of the road and recommended maintenance. This report will be presented to the board for action.
- c. Review of pond community area has identified some needed improvements. The sprinkler system is on a manual switch and should be added to an automatic timer. It was also noted that the well is not aesthetically favorable and is not protected from the cold weather. Recommended to change the fountain, lights and well to digital clocks. **Woody motioned** to obtain a quote from Earl's for rewiring the well and Mark to look into getting a donated dog house to protect the switches and well in the winter. **Bettina second. Voice vote is unanimous approving.**

VIII. Next Board Meeting: April 11, 2018 7PM at Woody's house.

- IX. Adjournment: **Woody motioned, Rodney second.** Meeting adjourned at 8:54 pm