

MINUTES

REFUGE at WHITE HALL OWNERS ASSOCIATION

Board of Directors Meeting

8637 Refuge Point Circle

Sep 18, 2018 at 7:00pm

- I. Call to Order: Rodney Called the meeting to order at 7:10 PM
- II. Attendees: Woody Fields, Craig Neid, Rodney McLeod
 - a. Bettina Herbert excused because of work
 - b. Mark Palmer excused because of work
- III. Approval of Minutes
 - a. Jul 17, 2018 Minutes - Craig **Motioned** to approve the minutes as written, **seconded** by Woody, **voice vote is Unanimous, Approving**
 - b. Aug 21, 2018 Minutes - Craig **Motioned** to accepts the minutes with two minor edits, **seconded** by Woody, **voice vote is Unanimous, Approving**
- IV. Treasurer Report
 - a. Review August reports
 1. Outstanding balance on Preservation Lane maintenance is past due. Letter to be sent notifying interest rates will be applied starting 1 October.
 2. Chart of accounts will be realigned in the new year to separate routine maintenance and repair categories.
 - b. Budget planning for 2019 – Separate budget meeting will be planned for October to prepare the 2019 budget. 2019 Budget is due to the community by 1 Dec 2018 to include the amount of the 2019 association dues.
- V. Old Business
 - a. ARB Board members – Mark is out so there is no status update at this time
 - b. Treasury Account Audit – Checking account audit is complete, just need to complete the savings account. Craig has no updates at this time.
 - c. Review of C&R for updates (Garage doors being open, Street parking) – Rodney has not had time to make progress on this issue.
 - d. Sidewalk Gate at the Entrance. Woody commented to complete by next board meeting
 - e. Continuity Binders – Rodney needs all the current contracts the organization is engaged. Woody will collect and provide to Rodney.
 - f. Pavilion use – Mark is out so there is no status update at this time
 - g. Mr. Tuberville Letter – Rodney is collecting information on the preservation Lane maintenance before completing the letter.

- h. Review of pond community area – This item will be deferred to the Budget planning meeting which will include the whole community
- i. Middleton Visit – Reviewed draft letters to the community. Rodney will take the recommendations and complete the letters.
- j. Monthli management website – To help everyone get familiar with the application, we will demo at the next board meeting
- k. Fountain on south side of pond – Fountain is repaired (CLOSED)
- l. Fence on Preservation Lane – Pleasant Places trimmed the Jasmine vines on the fence. It is not in the contract for Pleasant Places to remove weeds, trees or unwanted vines from the fence. This will incur additional fees. Additional maintenance will be reviewed in the 2019 budget meeting for prioritization and funding.

VI. New Business:

- a. Pavilion maintenance quotes for budgeting - This item will be deferred to the Budget planning meeting which will include the whole community
- b. Dock Maintenance quotes for budgeting – The end of the doc is need of serious repair. Rodney will look at old records to obtain company completing repairs several years ago.

VII. Next Board Meeting: Oct 16, 2018 7PM

VIII. Adjournment: Rodney **Motioned** to adjourn. **Seconded** by Craig, **Voice vote is Unanimous, Approving Adjourned 8:45 PM**

Approved _____
Rodney McLeod, President

Recorder:
Rodney McLeod