

Board Meeting March 18, 2024

Board Members in Attendance: Joy Tapper, Lisa Lally, Hailey Stefan, Camille Roberts, Bonnie Sevier, and John Hester.

Other residents: Rosanne Clementi, Megan, Ken #10, Ann Goldman, Rita Syzmanski, Mack, and Natalie Remsun #24.

Meeting called to order at 6:31 pm by Joy Tapper. There is a quorum There was proof of notice and there is a quorum. Any changes from the previous meeting. Motion to accept by Camille seconded by Bonnie.

Treasurer’s report. John gave the summary, see below.

**Colony Oaks HOA
Financial Summary Report**

Month: February, 2024

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 23,560.52	\$ 19,800.00	\$ 20,711.83	\$19,800.00
Y-T-D	\$ 23,560.52	\$ 19,800.00	\$ 20,711.83	\$ 19,800.00
		Variance	\$ 3,760.52	

Cash Position

Operating Fund	\$ 50,178.50
Reserve Fund	\$104,040.59
Total	\$154,219.09 (Note: Includes Prepaids \$12,881.18)

Managers’ Report: We have no outstanding violations, no legal actions, and no one in collections. A walk around the property is going to happen soon. She (Bonnie) will be walking around the property every two weeks with George and board members.

Social Committee Report by Lisa: Wine tasting and green food with several owners.

Old Business: Rocks behind 1-9 completed. All looks good. Wall collapse: got results from the permits; had to add footer and need city staff to come out. There will be additional costs. Joy related Tom has an attorney to write a draft letter for us to send

to Gordon. Need new costs for footer and put in the biggest tree we can find to replant. Tom got a cost of \$13K. Need to get an estimate of the value of the tree they destroyed. Camille motioned to approve suing Gordon and include the cost of the replacement and the value of the tree. The motion was seconded by Bonnie. Approved.

Leasing amendment. Christina talked to the attorney. We can put in place a reasonable amount of a penalty and put into motion the violation. We must be prepared to evict the tenants. We need to be watching. Once the title has changed, even by inheritance, then that is when the 12 months starts. Christina also said we could cap the renters to 15%. John put out a new amendment for the cap for renters. We now have 6 renters. If someone wants to rent a unit, they would have to be on a waiting list. We do not see any of the leases. We do not screen the renters. We could ask for a copy of the leases.

New Business: Fining committee is Susan, Ken and Ann. Christina will get the website updated. We have asked for a volunteer to update the website. Bonnie asked when the next pressure washing will be - maybe in April after pollen season. Bonnie asked (who) to go with her on the walk through 1:30 on April 2.

Board Members: None added any comments.

Owners: Ann complimented Lisa for the community event. Natalie complimented the landscape crew. Megan asked if they do the front and back porches. Apparently, they used to do it. Joy will talk to them.

Moved to adjourn by Bonnie and seconded by Hailey at 7:10pm.