

The Maples HOA Board Meeting Minutes of 1/23/24

Meeting via Zoom

- I. Quorum Established and Meeting Called to Order by Shell Neese at 7:08pm
 - a. Members Present: Shell Neese, Akash Amalaraj, Jacob Adams, John Painter
 - b. Members Absent: Anise Keaton
 - c. Welch Randall Management: Not Present
- II. Approved Minutes of Board Meeting 10/24/23
- III. Reviewed December 2023 Financial Report
 - a. Balance: Total Assets \$ 77,260.17
 - b. Income Statement: Total Income \$ 30,557.77
Total Expense \$ 12,210.24
Net Income \$ 18,347.53
 - c. Owner Delinquency: 9 owners \$ 6,128.16
- IV. Management Reports from Welch Randall not available
- V. Reviewed Violations
- VI. Reviewed Oct. 2023 Task List
- VII. Grounds Report:
 - a. Snow Removal Discussion
 - b. Outstanding Repairs- Pending Bids
 - i. Pool & Clubhouse Iron Gate & Railings
 - ii. Pool Pergola
 - iii. Replace Clubhouse Porch Lights & Soap Dispensers
- VIII. Business
 - a. Reviewed Welch Randall Management Contract
 - b. 2024 Landscaping- Requesting new company bids
 - c. Rules & Regulations- Reviewing document and adding to February agenda
 - d. 2024 Goals Discussed:
 - i. Re-evaluate finances and budget to prioritize expenses
 - ii. Complete outstanding repairs before pool season
 - iii. Follow Board Governance Structure
 - iv. Promote Community among Homeowners by sponsoring social events
 - v. Inform and educate Homeowners with a quarterly newsletter
 - vi. Develop a Resolution Policy for Homeowners Open Comment Period at Board meetings
- IX. Board Training Conducted
- X. Next Meeting: 2/20/24 @ 7pm, Clubhouse
- XI. Meeting Adjournment 8:04pm