

Old Sweetbriar Farm HOA Monthly Meeting Minutes July 20, 2023 at 6:30pm via Zoom

Call to Order - called at 6:34pm

Roll Call - Tina, Lonnie, Josh, Reg, Kathy, Mia, Matt, Andra. Homeowners - Greg, Denise K, Laurie F, Nick, Christopher

Reports

President - No bid from Orient yet. Assessment is completed

Vice President - ARC Committee summary - Two requests received, both approved in a timely manner.

Secretary - Mia motions to approve June minutes without changes, Kathy seconds, the motion passes unanimously

Board Member & Committee Reports -

Old Business

- Lighting/Electrical - Orient assessment is complete, see attached. No bid back from them yet. Tabled until next month
- Landscaping - Mia motions to dissolve our relationship with GT Landscaping and hire 2 Brothers Landscaping, Lonnie seconds the motion, the motion passes unanimously.
Still need terms and options. Ask for monthly updates? What would that look like? Andra & Lonnie volunteer to go over the contract and assess what is still needed for terms.
- Financials - Current financial position is below recommended levels per the reserve study. We are currently listed as fair, barely. Need to improve reserves and make smart financial choices.

New Business

- Management and financial services

- Future HOA management solutions, email and/or contact management software
Last day with CAP is September 7th. Should we hire another company? Josh has been researching. This would be more costly than the current charges with CAP. Could we use an HOA management software program? Andra will investigate and report back. Andra and Josh to report back within one week. Josh to call a special meeting to decide this issue.
- In person meetings - Lonnie motions to change back to in person meetings, Kathy seconds the motion, the motion passes unanimously. Lonnie suggests meetings be held at Troutdale Community Church as in the past. Lonnie motions to approve a donation of \$150 yearly to the church for monthly meeting space, Kathy seconds the motion, the motion passes unanimously.
- Meeting date correction - Tina motions to have monthly board meetings on the Third Thursday of every month at 6:30pm, Kathy seconds the motion, the motion Passes unanimously.
- Josh rented a PO Box at the Troutdale Post Office so we have a mailing address.
- Reg to start updating the website
- Late Fees - Reg motions to give amnesty to anyone asking to waive late fees one time, no repeats, Tina seconds the motion, the vote is 7 in favor and 1 opposed, the motion passes.

Q & A - No questions at this time

Adjourn - Lonnie motions to adjourn the meeting at 7:41pm, Kathy seconds the motion, the motion passes unanimously.