

Academy Terrace Homeowners Association Board Meeting

Thursday, June 1, 2023

Meeting called to order at 6:34 pm by Scott Traynor, President

Board Members present: Scott, Tami, John, Chelley, Sharon, Tom & Annie

Minutes – April May 2023 Minutes unanimously approved.

Treasury Report:

- Seven homeowners still have not paid out of 143 HOA members.
- After reviewing the allotted budget vs the monthly expenses there is only a \$330 buffer. It was discussed that a 5% increase in dues could help but would have to be approved by the HOA.
- There would be an increase of \$340/yr for liability insurance if we added a gazebo and pickleball court to the park.

Treasury report unanimously approved.

Old Business:

- Parking signs have arrived and it was discussed that they would go up Labor Day weekend.
- HOA expansion: It was discussed that the current homeowners must vote to approve, need at least 60% of the members to vote and a 50% approval to go forward.
- John set up a meeting with a real estate attorney to ask the questions about adding new members to the HOA and how it gets recorded. Also will ask the question about rewriting the covenants and bylaws and if there is specific verbiage that has to be used and if there is a place it has to be recorded.
 - **Action Item:** John will send a report to the board after the call with the attorney to relay the information.
 - **Action Item:** John to draft a letter to invite new HOA members (still open)
- Neighborhood watch update: plan to incorporate that with the Annual meeting in October, it was discussed to rent the church, offer snacks to entice members to come out instead of using a zoom call.
 - **Action Item:** John will see about getting a officer to attend the meeting to talk about the neighborhood watch program at the annual meeting.
- The concern about the 4 way stop sign and people blowing through the intersection was discussed and there is nothing that can be done. People just need to be self-aware when driving and/or walking in that area.

New Business:

- Homeowners have asked if there could be an electronic way to pay yearly dues instead of mailing a check. This may help with delayed or non-paying homeowners.
 - **Action Item:** Scott to look into what electronic options could be incorporated.
- July board meeting will be moved to Wednesday, July 12th. It will begin at 5pm starting with a potluck! Mmmmm
- Master plan for park upgrade: the team met to discuss options but nothing to report at this time.
- Going forward all information for the HOA will be on the website. One more flyer will be delivered directing homeowners to the website for upcoming events and information.
 - **Action Item:** Scott to send information and template from previous flyers to Chelley to create the last hardcopy flyer. Preferably created and approved before the next meeting so copies can be handed out for delivery.
- The copy of the bylaws on the website are unreadable, previous president retyped them but it needs to be reviewed that the new clear copy has been copied word for word.
 - **Action Item:** Tami and Sharon will each compare the old document to the new document to make sure it was copied correctly. Then it will be updated on the website.
 - **Action Item:** Sub team to review bylaws and decide what is irrelevant and/or no longer needed.

Meeting adjourned at 7:46 pm. Minutes prepared by Chelley Ropella, Secretary.