

Academy Terrace Homeowner's Association (ATHOA)
Monthly Board Meeting January 4, 2024, @ 7:00pm

Board members present: Scott, Sharon, Tami, Josh, Tom, Monica

1. Scott called the Meeting to Order 7:06 pm
2. Approved December's minutes. Edits made, approved with changes.
3. Treasure's Report – Tami Baker –Nov & Dec Treasure report tonight. Approved.

Venmo not an option for paying dues, Zelle has the bill pay option. Tami says it is easier to track payments with receiving checks.

\$7K in HOA dues so far which is about ½ to come in, one payment came in from a past due person, \$978, lien to be released. Park insurance went down about \$40 for 2024.

- a. Audit Status – done, no findings, Scott signed the form that there were no abnormalities.
4. Old Business
 - A. 2024 Events
 - 1). Annual Egg Hunt – March 30, 2024 – Tami to inventory and let us know in February what needs to be purchased.
 - 2). National Night Out – August 6, 2024
 - 3). Community garage sale – possibly at the park, tie in with Berkshire or West Hampton garage sale dates? Scott said we can discuss this at a later meeting and generate a plan and set a date. Monica will create a flyer with 2024 activities that will go into the dues statement mailing.
 - B. Port-O-Potty status – Tami will check with Drain Pros
 - C. Park / Playground HOA Parking Only Sign – Liberty Towing signs are up. Signs got tagged, and Josh cleaned them up. Back of the AT wooden sign was tagged too.
 - D. Park Name – John Zorrell Q1 2024 will discuss this. Discuss with park improvement discussion.
 - E. Update ATHOA Documents – Plan – Park improvements, CC&Rs, Bylaws need updating. Change to what the HOA should be today. Need a timeline, first vote in June with a 60-day notice. Via email, assign sections of the docs for us to review, then talk about at February meeting. Proxy by mail and/or online?
 - F. Park Planning to fund improvements – **January 10 at Scott's, 7 pm.** Identify what improvements will be made and cost. Flyer on the park gate asking HOA owners to participate.
 - G. Send letter to renter and homeowners regarding the feeding of raccoons. Cc the complainants. Monica to produce a draft letter for us to approve. Raccoons are getting aggressive to people in the cul-de-sac. Impress the negative aspect of this, may be liable for damages. This letter may protect the HOA. We can't enforce not feeding the animals, but we can strongly discourage it.

New Business

5. Park vandals – tagging.
6. Think about looking for a higher interest rate. Amex, ACU (where we bank), Harbor Stone 6%, short term CD.

Next meeting **Wednesday, February 7, 2024. March meeting on Friday, March 1, 2024, both at 7 pm.**

Adjourned: 8:21 pm

Minutes: Sharon Predoehl, Secretary