

700 Golfmore Homeowners Association

Board Meeting Minutes
January 26th, 2023

Meeting Began: 10:03 AM.

Introduction of Board Members:

President: Pauline Lyttle-Porter
Vice-President: Randy Thompson
Secretary/Treasurer: Dena Thompson

Introduction of Heritage Property Management (HPM):

Brieana Molinari

Approval of November Board Meeting Minutes:

M/S/C 0 opposed.

Review of Financials:

- Management of 2022 Financials was very successful.
 - Expenses for PNCI and Asphalt were over budget.
 - HOA still came in under budget for the year with a difference of \$3,436.83.

Old Business:

- Review of ceiling leaks in garage.
 - Randy will partner with PNCI to find source of leaks later this spring so that a resolution can be planned and executed.

New Business:

- Reviewed and discussed Board's questions and revisions of the 3 new policies yet to be signed (Conducting Owner and Board of Director Meetings, Handling Conflict of Interest, Reserve Study).
- Reviewed and discussed Board's questions and revisions to Complaint Form and Architecture and Landscape Request Form.
- Reviewed HPM's violation procedure.
- Landscaping:
 - Discussed Yew trees next to Unit C and Unit I.
 - The trees may need to be removed or pruned down substantially to allow adequate melting of snow and ice.
 - Due to water shortage and increasing water rates it would be in the best interest of the HOA to replace trees and shrubs with more rocks and drought resistant plants (i.e. xeriscaping).
 - Salt will be used on sidewalks and walkways moving forward to de-ice.

Meeting Adjourned: 11:04 AM.

Minutes taken by:

Brieana Molinari

Heritage Property Management