

Quail Ridge Homeowners Association

Board Meeting Minutes

Tuesday, January 14, 2020

5:30 pm

Quail Ridge Clubhouse

The meeting was called to order by Cyndra Gasperini, President. A quorum was established. Board members present included Bob Aiken, Joe Busby, Randy Collier, Ber Enright, Allan Howell, Brenda Pollard, Anne Sneed, and Phyllis Wooten. Tonya Jones was present representing RPM.

Homeowners Concerns:

Four homeowners were present; three addressed the board with concerns:

- – addressed concerns related to the proposed rezoning of the JPII Athletic Complex and school campus. Following discussion, Tonya was directed to send all homeowners an email encouraging their attendance at the next Planning Board meeting on January 21, at 6:00 pm.
- – addressed concerns relative to roofing issues and questioned repair schedules. Tonya was directed to create a work order to inspect and determine the issue. Charles expressed concerns that the utility boxes need attention. Tonya was directed to contact the city and Allan volunteered to make a list of boxes that need attention. Final concern was about pressure washing sidewalks and the Board expressed that this was the homeowner's responsibility.
- – questioned the ribbons that had been placed on trees around the neighborhood. Allan addressed this question.

Violation Hearings:

- – a plastic tote in the shrubs – owners have been notified to remove and have failed to do so. Allan moved and Ber seconded a motion to enforce the \$25/month fine until the issue is satisfactorily addressed. Motion passed.

Review and Approval of Previous Meeting Minutes

The minutes of the November 12 meeting were reviewed. Allan made a motion to approve; Randy seconded, and the minutes were approved.

Management Report:

Financials December 31, 2019: Operating Account:

Escrow Account:

Delinquents

Tonya reported that the roof rot repairs on 1974 (approved for 2019) have been moved to 2020 schedule and that the work on the tennis courts area has been completed.

Randy brought to the Board's attention the significant wood rot/chimney damage he had noted on units 1828F, 1965E, 1965K and 1929. A discussion followed addressing the priority for treatments in 2020. Tonya was directed to have Rocky's inspector check these buildings. Anne made a motion to repair 1874, then 1929, in that order. Randy seconded the motion and it passed. Tonya was directed to order the needed materials from Garris Evans.

Phyllis addressed the repair issue with [redacted] Extended time and questionable methods led to interior damage following a limb falling on the roof. She questioned who should be responsible for the cost since the interior damage was a result of how the exterior damage was repaired. Anne moved to continue to abide by the HOA Bylaws policy (interior damage is the responsibility of the homeowner) and Allan seconded her motion. Motion passed.

Committee Reports/Old Business

Landscaping: Allan discussed the proposed projects for 2020.

- Trees – trimming or removal/stump grinding
 - Appearance Improvements (AI) was recommended for this project. Anne made a motion to accept AI's bid, Randy seconded, the motion passed.
- Shrubs – replacement to be expedited. Allan was directed to see if the work could be moved up in order to complete prior to pine straw being placed.
- Pine straw order given to US Lawns
- Gutter cleaning - March 2-6
- Mail houses – Tonya is currently working on bids

New Business:

Approval given to [redacted] for a one-time, special event, parking over-flow. Up to six cars may be parked at the Club House lot during this event.

Quotes for replacing address signs and Club House sign - \$2500 (Note made that utility boxes and signs are being damaged by US Lawns)

Garbage containers 1866 (doors and back issues) and 2041 (door jammed) are waiting for quotes

Handicapped ramps at mail houses - \$16,000

Board was reminded that at the next meeting they would establish the priority list for wood rot/roof repairs for 2020.

Meeting adjourned at 7:41 pm.

Quail Ridge Homeowners Association

Board Meeting Minutes

Tuesday, February 11, 2020

5:30 pm

Quail Ridge Clubhouse

The meeting was called to order by Randy Collier, Vice-President, in the delayed arrival of President Cyndra Gasperini. A quorum was established. Board members present included Joe Busby, Ber Enright, Allan Howell, Anne Sneed, and Phyllis Wooten. Absent were Bob Aiken and Brenda Pollard. Tonya Jones was present representing RPM.

Homeowners Concerns:

One homeowner was present and addressed the Board

- Beau Young 1851I – addressed concerns related to the proposed landscaping/tree work.
 - Tonya reported that the tree work was scheduled to begin in about two weeks

Review and Approval of Previous Meeting Minutes:

The minutes of the January 14 meeting were reviewed. Anne made a motion to approve; Joe seconded, and the minutes were approved.

Management Report:

Financials January 31, 2020 : Operating Account:
Escrow Account:
Delinquents

Violations:

- Initially sent to wrong address – corrected
- complete

Work Orders:

- Tonya was instructed to check on this with the vendor and get back to the Board before action is taken.
- 1874 Building – Joe moved, and Allan seconded, to allow a \$5000 draw by vendor to begin work
- Gutter cleaning – Joe moved, and Randy seconded, to increase allowed payment by 5% and pay \$6300. Motion passed
- Pine Straw placement will be completed after gutters are cleaned.
- Allan moved and Anne seconded to accept Justice's bid with the stipulation that all exposed materials be painted.
- Tonya was directed to verify information in bid by Seegars Fence Company for dumpster gates
 - Need 4 – 5' gates (not 2 – 10')

- Check on track gates, and the possibility of lowering the height of the gates (44" front, 68" back)
- Possibility of placing railroad ties in back for support
- Dumpster near 2041/2042 – replace gates

Committee Reports/Old Business

- Pool – Allan discussed:
 - the color of bands for this coming summer - ask Tonya to check so recent years' colors are not repeated
 - the fact that the pool will be open a week longer this summer
 - the need for people (18+ years of age) to work (May 22-September 7)
 - Tonya was directed to send an email to build awareness of these needs
- Cyndra asked Tonya about the email account issues and Tonya stated that they had been fixed.

New Business:

- Bill Freelove had questioned if we were interested in PetWay stations. The Board discussed this and decided to wait.
- Joe motioned, and Anne seconded, that roof work on buildings 1968 and 1910 be started as soon as bids can be received and evaluated. Motion passed.
- Allan discussed the AR shingles that are present on some of the buildings and what action the Board should take to take care of these.
 - Garris Evans has been contacted to determine current treatments for the shingles
 - Joe suggested contacting the ECU Department of Construction Management at 252-328-6131 to ask their opinion
- Cyndra reminded the Board that Committee Assignments were part of our responsibility and passed a signup sheet around.

Board was reminded that the next meeting would be March 10

Meeting adjourned at 6.35 pm.

Quail Ridge Homeowners Association
Board Meeting Minutes
Tuesday, March 10, 2020
Quail Ridge Clubhouse

The meeting was called to order by Cyndra Gasperini, President. A quorum was established. Board members present were Joe Busby, Randy Collier, Cyndra Gasperini, Allan Howell, Brenda Pollard and Anne Sneed. Absent were Bob Aiken, Ber Enright and Phyllis Wooten. Tonya Jones was present representing RPM.

Homeowners Concern:

spoke of concerns with our internet provider, Suddenlink. The board assured her that when the time comes to renew the contract all concerns will be addressed.

Review and approval of previous meeting minutes:

The minutes of the February 11 meeting were reviewed. Joe Busby made a motion to approve, Brenda Pollard seconded and the minutes were approved.

Insurance Hearings:

No homeowners attended. Allan Howell made a motion to begin fines of \$100 a month until we get a response from those delinquent. Randy Collier seconded and the motion passed.

Management Report:

Financials as of February 28, 2020 Operating Account
Escrow Account
Delinquents

There being no discussion by the board, Joe Busby made a motion to accept the report as presented, Allan Howell seconded and the motion passed.

Violations:

No discussion.

Work Orders:

Removed

should be repaired as soon as possible.

Before staining is done on the cedar shakes the board would need to have examples.

Committee Reports:

Landscaping. A request by to have bushes trimmed.

The common area behind building 2005 needs cleaning.

Pool. The color of the bands will be blue this season.

Old Business:

Roof quotes for 1910 and 1968 were presented. Joe Busby made a motion to accept bids as presented, Randy Collier seconded and the motion passed.

Tonya Jones was asked to provide a list of the roofs that need cleaning due to the failure of the gutter cleaning crew.

New Business:

Entrance lights. The board agreed to only replace bulbs, not entire units.

The meeting adjourned at 6:25 pm.

Next board meeting Tuesday, April 14, 2020

Quail Ridge HOA Board
Called meeting 5-20-2020

A called meeting of the Quail Ridge Board was brought to order by President Cyndra Gasperini on May 20. Members present included: Joe Busby, Randy Collier, Sharon Cullipher, Ber Enright, Brenda Pollard, Anne Sneed, and Phyllis Wooten. Rocky Russell was present along with Kim Hinnant, homeowner. A quorum was established.

The Board was brought up to date on the recent Greenville Planning & Zoning meeting and the fact that Planter's Walk had hired an attorney to represent them in the pending JP11 request/action. Kim Hinnant asked that the Quail Ridge Board share in the cost of the attorney with Planter's Walk. After discussion, the motion to share in the cost of an attorney was defeated by a vote of 7 to 1.

Kim then asked that a survey (in reference to concerns about the JP11 zoning request) be sent to residents; and the results be sent to the Planning & Zoning Board. (The Planning and Zoning Board is meeting tomorrow, the City Council in June 11). Joe recommended a correction that the survey be sent to owners and residents. Rocky would send the petition by email to owners/residents. Allan questioned who would compile the results of the survey. Joe questioned the control of questionnaire. Anne suggested that it be sent straight to the city. Cyndra asked for motion. Allan proposed, and Randy seconded that a survey be sent to owners and residents to determine interest/concerns in the JP11 pending action before the Planning/Zoning Board. It would be returned to Rocky and after the interest was compiled, we would decide how to present it to the P&Z Board and the Board's action. The motion passed by a show of hands.

Cyndra recognized Kim, who then addressed the Board and requested us (the QR Board) to write a letter about our concern for lighting, sound, extended time to the P&Z Board and state our opposition to the new text amendment being requested by JP11. After discussion, Randy made a motion, and Sharon seconded the motion, not to send letter – Following further discussion, it was unanimously decided that we would send the survey at this time, and not send a letter because of the lack of interest that had been shown thus far by Quail Ridge residents in the matter.

Allan was asked about the plans for the Pool opening – he reported that we are waiting to receive guidance from the state.

Meeting was adjourned.7

Quail Ridge HOA Board Meeting
Quail Ridge Clubhouse
June 16, 2020

The monthly meeting of the Quail Ridge HOA Board was called to order by Vice President, Randy Collier. Members present included Cyndra Gasperini, Anne Sneed, Allan Howell, Joe Busby, Ber Enright and Phyllis Wooten. Members absent: Brenda Pollard and Sharon Cullipher. Tonya Jones and Rocky Russell were present representing RPM.

A quorum was established.

The minutes for the March 10th (last regular monthly) Board meeting and to the called Board meeting on May 20 were approved as presented.

Tonya presented the Management report for questions and discussion.

Delinquents:

Allan made a motion to stop pursuing the delinquent payments owed by _____; to keep the file open but stop attorney fees generated by actively seeking payment. Seconded and passed.

Owner in _____ has closed her bank account, thereby cancelling her draft, and has made no payment. Tonya was asked to verify if there is a loan on the unit. The Board will then decide whether to pursue foreclosure.

Violations - discussed

Work orders - Cyndra drew attention to some dates back to January and encouraged action to address these work orders in a timely manner.

Committee reports:

Pool:

Allan reported that the pool is open and operating within all restrictive guidelines, including cleaning twice a day and members signing off that they have received information about using the pool area during the Coronavirus pandemic (including bringing their own cleaning materials).

The "Kiddie pool" is operating under a 30-day provisional inspection report pending the replacement of the pump.

The Board ruled to not add additional "High Risk" times for the pool due to the lack of current use.

One owner, who is currently on a payment plan for delinquent fees, requested a waiver of rules to allow her to receive pool bands for this summer. Cyndra made a motion to be consistent and to abide by the standing rules; motion passed. Request denied.

General:

Motion was made by Joe to not allow the basketball basket to be moved into the parking lot and instead, to remove it from the property. Passed. Tonya said she could arrange for it to be removed.

Board was asked about Kim Hinnant's request for the Quail Ridge HOA to help pay for Planter's Walk's attorney fees related to the JPII athletic complex/Greenville Planning & Zoning Board contention. The QR Board had voted in May not to participate in the joint hiring of the attorney and restated that opinion. Request for funds from the Quail Ridge HOA was refused.

Rocky Russell asked for guidance from the Board about mass e-mailings (of surveys and minutes of the group meetings concerning the JPII athletic complex) to the Quail Ridge owners/occupants requested by Kim Hinnant. After discussion, it was decided to approve this mailing at this time.

Allan moved to accept the bid from US Lawns for placing a flower bed near the Club House. Motion passed.

The status of placing new signs in the neighborhood was updated and discussed. Further discussion with SignSmith will be attempted.

The proposed landscaping work order W0017173 for _____ was approved.

Allan moved that we allow our attorney to check on our rules and regulations to verify the legality of our fines (estimated cost <\$500). Motion was discussed and passed.

There being no further business, the meeting was adjourned. The next scheduled meeting will be Tuesday, July 14, 2020.

Quail Ridge Homeowners Association
Board Meeting Minutes
Tuesday, July 21, 2020
5:30 pm
Quail Ridge Clubhouse

The monthly meeting of the Quail Ridge Homeowners Association Board was called to order at 5:30 pm, by the president, Cyndra Gasperini. Members present included Allan Howell, Ber Enright, Sharon Cullipher, Randy Collier and Phyllis Wooten. Members absent included Joe Busby, Anne Sneed, and Brenda Pollard.

A quorum was established.

The minutes of the June 16th meeting were read. Allan Howell made a motion; seconded by Ber Enright, that the minutes be approved as presented. Motion passed.

Tonya presented the Management report for questions and discussion.

Corrections were noted on the Income section and Tonya will send a corrected sheet.

Report from Tonya on the status of the mortgage on the proposed foreclosure of unit . She reported that it is. Further discussion of foreclosure options and delinquent accounts followed. Allan Howell made a motion to proceed with the foreclosure action on Unit . The motion was seconded by Sharon Cullipher and passed by the Board.

Violations were discussed, specifically Unit concern over a door Letter.

Work orders:

The Board requested that Tonya send a letter to the city sanitation department listing our concerns about the care of the trash dumpsters at Quail Ridge and the excessive cost of repairs they are causing by lack of care of the equipment. Randy Collier made the motion to send the letter, seconded by Ber Enright, and it was passed.

Following discussion, Randy Collier made a motion to fund US Lawns \$150/treatment for 15 treatments (every other non-rain day) for the newly planted trees. The motion passed.

Cyndra reported on the JPII committee and the recent sound/light tests for impact inside the area homes. She reported that following the test, there were no report of complaints.

Pool committee - Allan Howell reported that the beginning of the summer issues have been worked out; attendance is low and he is working with staff/pool helpers to cover days when conflicts develop around schools starting back. The idea of adding pool memberships for the remainder of the summer was discussed and it was decided not to do that at this time.

Discussion of the modified/updated rules/regulations were `continued to next month. The Board requested that Tonya provide a side by side comparison of the "old" versus the "new" proposed copy.

Further discussion about replacing sign(s) torn up by landscaper crews was still not productive because of the need for clarification of bid specifications. Again, Tonya was asked to contact Signsmith to

request pictures/specifics of the proposed sign to be used and that we do not want to replace all signs at this time. Specifically, one sign for now - missing sign near club house.

There being no further business, the meeting was adjourned at 6:45.

Quail Ridge Homeowners Association
Board Meeting Minutes
Tuesday, Aug 11, 2020
5:30 pm
Quail Ridge Clubhouse

The monthly meeting of the Quail Ridge Homeowners Association Board was called to order at 5:30 pm, by the president, Cyndra Gasperini. Members present included Allan Howell, Sharon Cullipher, Randy Collier, Anne Sneed, Ber Enrigh, and Phyllis Wooten. Members absent included Joe Busby. Tonya Jones was present representing Russell Management.

A quorum was established.

Mr and Mrs Olgetree (2072 D), addressed the Board. They requested that the Board consider leaving the pool open through September. Board member Allan Howell explained that availability of workers is the major problem. A discussion of expense vs participation followed. After discussing the cost involved vs the participation this year, the Board voted not to extend the pool season. The Olgetrees also questioned how to receive the Board's permission to install an awning at the back of their unit. Cyndra explained the policy and requested that they present a written request to the Board with the information about the addition.

Brenda Pollard has submitted her resignation from the Board and a new proposed member Bobby Parker was introduced. (He would fill the unexpired term of Brenda Pollard.) Randy motioned to accept Bobby's nomination, Cyndra seconded the motion, and the Board approved.

The minutes of the July 21 meeting were read. Allan made a motion; seconded by Randy, that the minutes be approved as presented. Motion passed.

Tonya presented the Management report for questions and discussion.

- Sharon asked if there was a master plan for improvements and was assured there was. Tonya was asked to send a copy of this to us
- Violations were discussed, specifically Unit - concern over a door letter.

Pool committee - Allan Howell reported that the pool operation is working smoothly.

Cyndra reported on the JPll committee that she had joined as a representative of the Board. The previous week three of the committee members resigned. Patricia Anderson (President of the Planters Walk Board) and Cyndra were two of the three. Conflicts over the direction of the committee's focus was the cause of the resignations. Cyndra feels that the group has become very negative and unprofessional and does not like the direction they are taking.

Cyndra asked Tonya to bring to the next meeting a list of Board members coming up for expiring terms.

Revised Rules and Regulations

When the board began to review the revised rules and regulations from the attorney, questions were raised. Before any vote can be taken these need answers. The board is to submit

suggestions/questions regarding the updated R & R to Tonya by Wednesday, Aug. 19th. When these are collected, Tonya will send them to the attorney for clarification.

Dumpster quotes

Allan had met with the vendor to explain what we wanted. He says the quotes are not to our specifications. He will meet with the vendor again and get new quotes.

Renters

Randy brought to the board's attention that the quality of some of the current renters moving into Quail Ridge are not what we expect. There have been behavioral issues. The owners are responsible. Many of the new renters are section 8.

The meeting was adjourned at 7:10 pm.

Quail Ridge Homeowners Association
Board Meeting Minutes
Tuesday, September 8, 2020
5 pm – Quail Ridge Clubhouse

The meeting was called to order by Cyndra Gasperini, President. Quorum was established. Board members present were Randy Collier, Ber Enright, Cyndra Gasperini, Allan Howell, Bobby Parker, Anne Sneed and Phyllis Wooten. Absent were Joe Busby and Sharon Cullipher. Representing RPM was Tonya Jones.

did not appear for her hearing.

attended concerning his installation of an owning in the patio area. The board assured him that his request had been approved.

The minutes of the previous meeting were reviewed. Randy Collier moved to approve, Ber Enright seconded and the motion passed.

Management Reports

- Financials, August 31, 2020
 - Operating Account
 - Escrow Account
 - Delinquents
- P & L – no questions
- Delinquents – no question
- Violations – no questions

Work Orders

- Allan Howell moved to approve the bid to repair the leak, Ber Enright seconded and the motion passed.
- 1963 and 2010. Buildings with excessive wood rot. Bids of \$25,000 and \$28,000 have been received. After discussion, Anne Sneed moved to go with bids, Bobby Parker seconded, and the motion passed.

Committee Reports

- Nomination – Cyndra Gasperini will report and next meeting.
- Pool – Successful season.
- Landscaping – Bill Freelove is finishing up several projects.

Old Business

- Rules and Regulations. Allan Howell moved to accept the final revision of the Rules and Regulations, Randy Collier seconded and the motion passed.
- Audit. The board asked for more information before making a decision to have an audit done.

New Business

- Cedar Shakes – discussion was held concerning how to take care of the aging cedar shakes. More study will be done before any decision is made.
- Member terms – Cyndra Gasperini is working on this.
- 2021 Budget – will be discussed at October board meeting.

Meeting adjourned at 6:25. Next board meeting 5 pm, Tuesday, October 13th.

Quail Ridge Homeowners Association
Board Meeting Minutes
Tuesday, October 13, 2020
5:00 pm
Quail Ridge Clubhouse

The monthly meeting of the Quail Ridge Homeowners Association Board was called to order at 5:00 pm, by the president, Cyndra Gasperini. Members present included Allan Howell, Sharon Cullipher, Randy Collier, Bobby Parker, Anne Sneed, Ber Enright, Joe Busby and Phyllis Wooten. Tonya Jones was present representing Russell Management. A quorum was established.

The minutes of the September 8th meeting were read. Allan made a motion; seconded by Randy, that the minutes be approved as presented. Motion passed.

Tonya presented the Management report for questions and discussion. Tonya was asked to check the Balance Sheet and the Profit & Loss sheet for transfer errors and send an updated report.

- Financials, September 30, 2020
 - Operating Account:
 - Escrow Account:
 - Delinquents:

Committee Reports:

- Nominating Committee reported that they are working on recommendations for upcoming Board vacancies in preparation for the Annual HOA meeting next month.
- Pool Committee - Allan reported that the pool has been closed down for the season
- Landscaping Committee - request made to talk with Bill Freelove about trimming the bushes around units in a timely manner.

Old business:

- Discussed sidewalk issue - Tonya talk with the owner to explain purpose of "V", discuss further later
- Allan brought the group up-to-date on the status of the replacement of community signs and made a motion to accept Signsmith's bid to replace 16 signs (of the 22 in the neighborhood). Joe seconded. Motion passed
- Further discussion of the previous action to explore the possibility of conducting an audit was made. Randy made a motion to decline the action; Sharon seconded, and the motion passed.

New business:

- The Board discussed a request by _____ for the reimbursement of a chimney cap. Request approved.

The Business meeting was adjourned. The Budget workshop was called to order, chaired by Allan Howell. Following presentation of the proposed budget and discussions, the 2021 proposed budget passed with the recommended COL increase - bringing the dues in 2021 to \$182/month.

The Budget Workshop adjourned at 6:25 pm

The next HOA Board meeting will be held on November 10th at 5:00 pm in the Clubhouse.
On Monday, November 16th - the HOA Annual Meeting will be held at the Clubhouse, beginning at 7:30 pm.

Quail Ridge Homeowners Association
Board Meeting Minutes
Tuesday, November 10, 2020
5:00 pm
Quail Ridge Clubhouse

The monthly meeting of the Quail Ridge Homeowners Association Board was called to order at 5:00 pm, by the president, Cyndra Gasperini. Members present included Allan Howell, Sharon Cullipher, Randy Collier, Bobby Parker, Anne Sneed, Joe Busby and Phyllis Wooten. Member absent was Ber Enrigh. Tonya Jones was present representing Russell Management. A quorum was established.

The minutes of the October 13th meeting were read. Joe made a motion that the minutes be approved as presented. The motion was seconded and the motion passed.

Tonya presented the Management report for questions and discussion. Tonya was asked at the October meeting to check the Balance Sheet and the Profit & Loss sheet for transfer errors and send an updated report. It was determined that no corrections were needed.

- Financials, September 30, 2020
 - Operating Account:
 - Escrow Account:
 - Delinquents

Committee Reports:

- The Nominating Committee reported that they are working on recommendations for the upcoming Board vacancies in preparation for the Annual HOA meeting next month.
- Pool Committee - Allan reported that the pool has been closed for the season.
- Landscaping Committee - a request was made to talk with Bill Freelove about trimming the bushes around units in a timely manner.
- Maintenance Committee - Allan reported that the buildings scheduled for work in 2021 are 1871, 1959, and 1953. These are to be notified that work will begin early in 2021 when backordered materials arrive.

Old business:

- Discussed sidewalk issue at _____ - Tonya was asked to secure information on drainage plans within the proposed contracts.
- Allan brought the group up-to-date on the status of the replacement/improvement work on the dumpsters/gates. Joe motioned to authorize the gate repairs on the dumpsters; Randy seconded and the motion passed.

New business:

- Gutter cleaning rotation: all 41 units will have gutters and roofs cleaned at least once a year; 16 of the units (near tree lines or under large trees) will have an additional cleaning.
- Allan reported that one of the pool umbrellas purchased this summer was discovered to be faulty, but not within the 7 days covered in the purchase agreement with the store. He requested approval to buy directly from the manufacturer in the future. It will allow us to purchase 5 umbrellas for the price of 4 purchased through the store. Anne moved that this purchase arrangement be allowed, Sharon seconded and the motion passed.

- Anne expressed concern about the dumpsters not being cleaned out twice a week as we understood they were supposed to be. Tonya was asked to check on this and report back to the Board at the next meeting.
- Discussion about the need for a meeting in December took place. After discussion, Allan motioned that the Board not meet in December. Sharon seconded the motion and it passed.
- Cyndra commented on the Board having read the letter sent by owner
Everyone agreed they had read the letter. There was no further action.
- Cyndra reminded the Committee chairs to have their committee reports ready for the Annual HOA meeting on Monday, November 16th at 7:30 pm in the Clubhouse.

The next HOA Board meeting will be held on January 12, 2021 at 5:30 pm in the Clubhouse. Vice-President Randy Collier will preside in President Gasperini's planned absence. There being no further business, the meeting was adjourned.