

OLDE BEAU OWNERS' ASSOCIATION BOARD MEETING MINUTES

July 20, 2023

(9:02 AM-10:42 AM)

Board Members present: Bill Clark, Larry McBean, Lisa Parker (via Zoom), Neil Robinson, Hans Wittelsberger

Board Road Liaison: Les Gipson

Partner Representatives: Kathy Kennington Davis, Lizbeth Packer Kimberly

General Manager: Tommy Maines

Waste Management Representative (via Zoom): Brent Carter

- A. Board meeting called to order at 9:02 AM Robinson
- B. Hans Wittelsberger made a motion to accept OBOA meeting minutes of June 2023. Larry McBean seconded the motion. The motion passed unanimously.
- C. Open Owners' Forum Robinson
 - No owners present.
 - Grant and Cathy Applewhite's request made at June's OBOA Board meeting has been approved and they have been notified.
- D. General Managers Corner Maines
 - July 4th events went well and were at max capacity. Tommy Maines received many positive comments from over 300 guests that attended.
 - All is going well. Revenues are up and we continue to invest in improvements. Examples of this investment include:
 - The new playground is complete and open!
 - The dog park is also open for business! We even got a few social members to sign up for the use of our facilities.
 - Fitness Center

- An AED, Automatic External Defibrillator, has been installed at the pool in the hallway above the trash can. A First Aid kit is located next to the AED.
 - New fitness equipment should be delivered the first or second week of August.
 - New steps for the indoor pool will be installed mid-August.
 - Two additional Pickleball courts were added at the fitness center, making a total of five Pickleball courts. Also, benches were added, trash cans upgraded and court lines repainted.
- **Golf Course**
 - The golf course is in great condition.
 - Please be careful when driving golf carts on the course after a heavy rain.**
 - The Ladies golf clinic was well received.
 - Please join the Nine and Dine golf on Thursday night. Play 9 holes of golf and come for dinner at the Club. Contact Greg Bland, 918-407-7424
 - The golf cart registration event was productive; the Board still hopes that all members that have not yet registered their cart will do so promptly.

Don't forget to register your golf carts or a fine will be assessed!

E. Club Board Report Kimberly/Davis

- Derrick from Carter & Kirk is looking into the addition of a cart path to the playground to enhance safety and accessibility.

F. Committee Reports

- **Roads/Gipson**

- Les Gipson is working with Carter and Kirk on the Villa parking lot issues.
- Les Gipson will contact Michael Lyall to renew the snow removal contract.
- The Fitness Center parking lot upgrade has been approved.

- **ARC/Davis**

- **When you are making an ARC request, please allow at least 10 days for approval. Do not begin work prior to receiving approval.**

- **Trash/Clark**

- Bill Clark made a motion to accept the proposal from Waste Management to retain the current 34-yard garbage compactor and add a 30-yard open top container for cardboard only. Larry McBean seconded the motion. The motion passed unanimously.
- A 30-yard open top container for **cardboard only** will be delivered by July 31st.

Please break down your cardboard before placing into this new container. This will help the garbage capacity load on our dumpster/compactor. This is a once a month pick up on Tuesdays. This will be for cardboard only.

- The old compactor is getting a much-needed refurbishment and paint job. There will be an open top container in place until the compactor is returned.
- Bill Clark will prepare a letter explaining the trash collection modifications and Tommy Maines will email it to all OBOA members.
- Lizbeth Packer Kimberly will take the lead on procuring a banner for the dumpster/trash area to inform and highlight to owners of trash area compliance.

G. Financials

Adams

All payments for Amenity Fees must be received BY 7/31/2023. Please contact your financial institution to make sure the payment is received by Olde Beau.

Balance Sheet as of June 30, 2023

<u>Assets</u>		<u>Liabilities</u>	
Operating Account	\$ 27,400	Accounts Payable	\$ -
Amenity Fee Fund	49,600		
Savings	59,800	Retained Earnings	
CDs	75,000	Amenity Fee	119,900
		OBOA (Loss)	15,400
Accounts Receivable	58,300	Reserves	134,800
Total	\$ 270,100		\$ 270,100

On June 30 and for the six months then ended, we continue to have a strong balance sheet and income and expenses are fairly stated.

Income Statement

- In June, OBOA operating expenses were \$16,700, exceeding revenue by a similar amount. Note that OBOA dues of \$800 per lot or an aggregate amount of \$195,000 will be billed in July/August. June operating expenses consisted of \$10,000 for summer mowing of the roadway shoulders, \$5,276 for trash removal, \$414 for electricity (streetlights) and \$980 for signs. All amounts were in line with amounts budgeted, except for trash removal. There were five weeks of hauling included in June whereas the budget forecast four. Overall, on an annual basis, all operating expenses are within budgeted amounts.
- Billings for part two (\$492.90) of the Amenity fee were sent in June in an aggregate amount of approximately \$106,500. During June about \$48,000 of this was collected leaving a receivable at June 30 of \$58,300. As of July 25, \$47,000 of the receivable balance was collected. There have been no expenses of substance incurred by the amenity fund this year.

Balance Sheet

- As noted above, expenses identified above, reduced the Operating Account balance from \$43,100 in May to \$27,400 at June 30 and Savings and CD amounts are unchanged. The Accounts Receivable balance represents unpaid amenity fee billings.

- The amenity fee account balance increased to \$49,600 at the end of June from \$1,500 in May reflecting collections of the June billed amenity fee. There was no disbursement from this account during June.

The next OBOA meeting is planned for Thursday, August 17, 2023, at 9:00AM and will be in person in the Alleghany Room of the Club House.

THE OBOA ANNUAL MEETING WILL BE SUNDAY, OCTOBER 15, 2023, AT 1:00 PM EDT. THE ANNUAL MEETING WILL BE A HYBRID MEETING, IN PERSON AT THE CLUBHOUSE AS WELL AS VIA ZOOM. HOPE CARMICHAEL WILL HOST THE MEETING.

Respectfully submitted by Lisa Parker, Secretary