

## OLDE BEAU OWNERS' ASSOCIATION BOARD MEETING MINUTES

April 20, 2023

(9:02 AM-10:35 AM)

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

Partner Representatives: Lizbeth Packer Kimberly, Kathy Kennington Davis

Committee Member: Les Gipson, property owner liaison for roads

- A. Virtual meeting call to order at 9:02 AM      Robinson
- B. Hans Wittelsberger made a motion to accept OBOA meeting minutes of March 2023. Larry McBean seconded the motion. The motion passed unanimously.
- C. Open Owners' Forum      Robinson
  - Martin Thomas requested permission for a wood burning outdoor fireplace.
    - Craig Greer will investigate the state and county guidelines for outdoor of wood burning fireplaces.
- D. General Managers Corner      Maines
  - **Please remember to provide to Olde Beau a Third-Party Rental Agreement if you plan to rent your property through a real estate company other than Olde Beau Realty.**
- E. Committee Reports
  - **Roads/Gipson**
    - Carter & Kirk are almost complete with contracted paving planned for 2023.
    - There are a couple of proposals for the Villa parking lot. Engineer Jason Herman will get back to Les Gipson with advice on what is the best plan for the Villa parking lot.
    - The Fitness Center curb is broken on both sides. The current plan is to take out all the curb and replace with asphalt. That additional work increases the estimate of the job to \$4,350.
      - Rainwater runoff needs to be diverted during that project due to the six townhomes on Wimbledon. There is an idea to widen the access point as there is a catch basin.
      - Jason Herman has been asked to look at the Fitness Center issue and invite Derrick Owens from Carter & Kirk to that meeting.
  - **Signs/Davis**
    - Poles for the signage were not in the previous estimate that was approved. The estimated additional cost will be between \$600-800.
  - **ARC/Greer**
    - The committee has two pending requests and are waiting on additional information.

- Progress Energy plans to help educate OBOA Board about solar panels.
- We discussed fee schedules and impact fees.

- **Trash/Clark**

- **REMINDER-please break down cardboard boxes. Do NOT dump trash anywhere else in OB. If a homeowner has inadvertently left trash anywhere outside the dumpster, they will be charged for the removal of said trash.**

F. Financials

Adams

Balance Sheet as of March 31, 2023

<u>Assets</u>		<u>Liabilities</u>	
Operating Account	\$54,000	Accounts Payable	\$416
Amenity fee account	223,000		
Savings	59,800	Retained Earnings	
CDARS	80,065	Amenity Fee	94,634
Skyline CD's	175,000	OBOA (Loss)	(17,049)
Accounts Receivable	9,000	Reserves	522,864
<b>Total</b>	<b>\$600,865</b>		<b>\$600,856</b>

- Year to date, on a cash basis, OBOA expenses exceeded revenue by \$17,049 and in March by \$8,387, primarily due to the lack of revenue as OBOA dues will be billed in August of 2023.
- Snow removal and waste removal expenses year to date were \$15,750 and \$7,500, respectively, and are less than amounts budgeted.
- Year to date the Amenity Fee account received \$94,600 in payments from the \$107,000 of Amenity fees billed in early February of 2023. There were no expenses incurred in the accounts.
- After March 31, 2023, \$172,711 was disbursed to the Olde Beau Club at their Board's request to fund budgeted capital expenditures, such as cart path paving, and for operations.
- Also, after March 31, 2023, the CDARS account of \$80,065 matured and was deposited into the Operating Account as well as a CD from Skyline Bank in the amount of \$100,000.
- Lastly, a check was written to Carter & Kirk in the amount of \$169,500 for the paving of Troon and Sir Richards Court. These expenditures were included in our 2023 budget.
- As of March 31, 2023, and considering the subsequent transactions described above, OBOA continues to have a strong balance sheet and income and expenses are fairly stated and in line with the 2023 budget.
- We have successfully transitioned our bookkeeping processing from Alluvia to the Olde Beau Club Staff and will be using their services going forward.

G. New Business

- The Welcome Wagon remains a work in progress.

- The OBOA Members Directory is also a work in progress.
- Neil Robinson made a motion to approve the removal of fog lights written in the OB Golf Cart Rules. Larry McBean seconded the motion. The motion passed unanimously.
- Neil Robinson made a motion to remand a homeowners request for Golf Cart Rule 9J modification to the Village of Laurel Branch HOA. Craig Greer seconded. The motion passed unanimously.

The next OBOA meeting is planned for Thursday, May 18, 2023, at 9:00AM and will be in person in the Allegheny Room of the Club House.

Respectfully submitted by Lisa Parker, Secretary