

OLDE BEAU OWNERS' ASSOCIATION BOARD MEETING MINUTES

December 14, 2022

(9:05AM-10:36AM)

Board Members present: Tom Adams, Bill Clark, Craig Greer, Larry McBean, Lisa Parker, Neil Robinson,

Partner Representative: Billy Packer, Kathy Kennington Davis

General Manager: Tommy Maines

- A. Virtual meeting call to order at 9:05 AM Robinson
- B. Thomas Adams made a motion to accept meeting minutes of November 2022. Neil Robinson seconded the motion. The motion passed unanimously.
- C. Open Owners' Forum Robinson
 - No members present
- D. General Managers Corner Maines
 - December has been a great month. 25 Christmas parties.
 - The Olde Beau front gate continues to take damage. Please use caution when driving large vehicles through that gate. (Construction, landscaping, and delivery trucks should be using the back entrance)
 - Club Member invoices for 2023 amenity dues will be sent out Friday December 23rd.
 - Billy Packer comments:
 - So proud of what the Club has accomplished this year.
 - Proud of the motor coach development progress. Barry Poole and team have met all their goals and are in excellent shape for next spring. There will be 2 dozen lots for sale in the spring of 2023.
 - Olde Beau real estate- Mr. Linker has four houses on Kennington Way-East under development and on Kennington West there will be 4-5 houses for sale.
- E. **Committee Reports**
 - **ARC/Greer**
 - The ARC cancelled their December monthly meeting as there are no ARC requests pending.
 - Neil Robinson made a motion to accept a 21-day lead time for ARC requests to be approved. Larry McBean seconded the motion. The motion passed unanimously. Craig Greer will add the 21-day approval notice to the ARC forms on the webpage.
 - **Trash/Clark**
 - The compactor is now working and the roll off trash bin has been removed.

- The compactor electric panel continues to be a safety issue. Robby Todd, the electrician, said it would be 6 months to obtain parts and then correct the problem at a cost of \$4600. OBOA approved at the November meeting up to \$5000.
- Larry McBean requested a warning sign be placed as we cannot put a lock on the electrical panel. Tommy Maines will get DANGER-HIGH VOLTAGE (in English and Spanish) signs installed.
- Waste Management requires a 90-day cancellation so no decision on the next contract is needed until 9/2023.
- **Roads/Robinson**
 - Les Gipson will be taking over snow removal, roads, and streetlights for Steve Edwards. Thank you Les!
 - The Villa Road Assessment Committee has been formed and includes Anne Rawls, Tom Adams, Larry McBean and Hans Wittelsberger. Committee planned actions include:
 - In the villa parking lots, first explore the option of installing drains at the curb of the parking lots and see if that alleviates drainage issues; evaluate what the Soil and Water engineer suggested; solicit the expertise of a road engineer; and then, get bids for the work that need to be done. Bids to begin this work will be solicited in January 2023.
 - Billy Packer will write a partner paving commitment letter for; County Downs from the service gate to Turnberry, the intersection of County Downs and Turnberry to Beau's View, and the new motor coach area. There is a park planned on the corner of Turnberry and County Downs.
 - Tom Adams needs to know paving priorities; Troon to Turnberry to Sir Richards Ct and paving Sir Richards Ct- \$161,000 is the estimate while \$200,000 is budgeted.
 - The Fitness Center curbs need to be replaced.
 - The One-Way signs on Laurel Cottage Lane are working well. Tommy Maines to send email to owners about new traffic pattern.
- **Webpage/Robinson/Parker**
 - John Carroll to get Lisa Parker access to the webpage.
- **New Business**
 - Tommy Maines will be sending out Olde Beau winter newsletter
 - Safety and Security - Be Secured and Insured. **Do not leave private property unattended and unsecured while you are away from your property.**
 - Tommy Maines will install reflectors along the sides of Olde Beau Boulevard again this year.
 - UTV's-a street legal vehicle is a street legal vehicle.

F. Financials

Adams

- Tom Adams will draft an email to the homeowners about the Alluvia transition happening in January 2023.

Overall, the operating accounts are all reasonable and the balance sheet remains strong.

- Balance Sheet (as of November 30, 2022)

- Operating Account decreased \$2,500 to \$87,200 from October reflecting legal expenses of \$6,100 related to the OBOA Annual meeting.
 - Facilities Account was \$109,900, up \$2,500 from October reflecting the collection of amenity fees.
 - Savings was unchanged from prior months at \$59,800.
 - CDARS (Truist CDs) balance was \$80,000, unchanged in the last 5 months.
 - Skyline CD \$175,000, unchanged from prior months.
 - Accounts Receivable declined \$3,000 from October to \$33,200 reflecting payments of HOA dues and Amenity fees.
 - Accounts Payable balance increased to \$6,200, \$6,000 higher than October due to timing of payments.
 - Prepaid Owners' Balance declined \$500 from October to \$15,800.
 - General & Facilities Reserves unchanged from October at \$359,600.
- Income statement
- Year to date Amenity Fees is unchanged from October at \$227,000. There have been no expenses incurred by the Reserve Fund for the 11 months ended November 30, 2022.
 - The Operating Fund recorded \$196,900 in HOA dues year to date, \$19,300 higher than budget. Expenses year to date, excluding road paving of \$207,500, were \$104,900. All accounts are tracking budgeted amounts. Waste removal is slightly higher than budget because of increased usage.

The next OBOA meeting is planned for January 17, 2023, at 9:00AM and will be virtual.

Respectfully submitted by Lisa Parker, Secretary