

## OLDE BEAU OWNERS' ASSOCIATION BOARD MEETING MINUTES

February 10, 2022

(11:00 am- 12:26 pm)

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

Roads Committee: Steve Edwards

Partner (Kennington) Representative: Kathy Davis

Partner Representative: Billy Packer

General Manager: Tommy Maines

- A. Call to order at 11:00 Robinson
- Welcome new board member, Craig Greer!
  - Marky Trinkle-thank you for your time serving as board member! You are appreciated!
- B. Open Owners' Forum Robinson
- No owners present
- C. General Manager's Corner Maines
- A lot of interest in OB memberships from outside the Olde Beau community including Sparta and High Meadows. We have picked up four new members since the first of the year.
  - Looking to hire more staff for 2022
  - On budget for snow removal
- D. COMMITTEE REPORTS
- **Steve Edwards/Roads & Lights**
    - Roads are still on track to be paved starting in the spring. Waiting on quote for filling in cracks
    - Snow removal going well. However, our snow removal contractor cannot accept special requests for snow removal especially from those property owners who did not sign up for the snow removal program prior to this winter.
      - Billy Packer concerned about snow removal causing road damage on County Downs. Closing the back gate prior to and during a snowfall is under consideration; lessening the need to plow County Downs.
      - Will need to adopt new snow/ice policy for 2023 and a letter will be sent out to all property owners in due course.
  - **Bill Clark/Trash**
    - Credit received for extra pick ups. Back on schedule. No issues
  - **Robinson/ARC**

- Craig Greer to be chairperson of ARC.
  - Looking for additional help from those with architectural and or construction experience/knowledge
  - Only one open ARC request. Waiting on owners and realtor due diligence prior to approving the request
- **Davis/Social Committee**
    - 2022 event calendar is filling up and will be distributed at the beginning of the season
    - Adding a Singles Group-leader Marky Trinkle
  - In the process of naming the rooms that are used for social and dining events. Partners and Club Board to decide on those names.
  - **Reminders for Homeowners**
    - Please file ARC requests as appropriate. ARC guidelines are posted on the Olde Beau web page
    - Please be sure you continue to provide Alluvia your up-to-date contact information
    - OBOA minutes are posted monthly on the webpage
    - Please register golf carts by June 1, 2022. Form is on the website
    - **PLEASE** pick up after your dog

E. FINANCIALS

Tom Adams

- Note: The financial statements and the results compared to budget are posted on the Alluvia portal under the Documents Folder. Please see these for more details
- Received an inquiry from the IRS concerning 2020 tax return. Tom Adams has been corresponding and sending in copies of requested paperwork. That will resolve the issue.
- January statement has not come out from Alluvia as of this Board meeting.
- Delinquent accounts total 17 and efforts remain underway to reconcile those accounts.
  - December 10, 2020, OBOA passed a resolution concerning delinquent fees. Neil will send that document to all on OBOA board so that we are more proactive on overdue accounts.
- Alluvia to change \$10k of costs classified as road repairs to road maintenance in December financials. Revised December financials will be posted to the owners' and board website
- Tom Adams drafted a letter to homeowners with explanation of billing and fees. Bill Clark motioned, and Robinson seconded, to approve the letter as written. The motion passed unanimously
  - Letter will be posted on OB website and Tommy Maines will send out to all homeowners through email
  - Tom Adams to draft a separate letter to explain amenity fees

F. NEW BUSINESS

- A quarterly newsletter is being discussed and will be coordinated with the Club Board communications.

G. Next meeting March 24, 2022, at 11:00 am

Respectfully submitted by Lisa Parker, Secretary