

OLDE BEAU OWNERS' ASSOCIATION BOARD (AMENDED) MEETING MINUTES

May 12, 2022

(11:04 am- 1:35pm)

Board Members present: 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 11:04 Robinson
- B. Open Owners' Forum Robinson
 - No owners present
- C. Real Estate/OB Developments Packer
 - As of today, eight coach houses are under construction in Beau's View and more being planned.
 - Lots are being cleared off Kennington Way for four spec houses. One lot is still available for purchase.
 - Village of Pinewood, the next Motor Coach phase, is being developed and will include 24-30 lots. This is the area being cleared adjacent to the fifth hole on the golf course.
 - Olde Beau Clubhouse proposed expansion
 - Base price of \$300,000 for the basic structure.
 - Expansion of deck off the Sunset (main) Dining Room.
 - Expansion of lower patio for additional outdoor seating and accommodating club members and guests to use when private events are scheduled in the Sunset Room.
 - Develop third level (basement) for storage.
 - The project would begin with ordering of steel no later than June 1, 2022.
 - OBOA offered support to go forward.
 - Craig Greer motioned to support expansion of the clubhouse. Bill Clark seconded the motion which was approved by all in attendance. The budget estimated to begin the project is \$300,000. That dollar amount only covers the structure: expansion of the upstairs exterior dining, second level extension to expand downstairs dining and kitchen capacity and developing the lower level (basement) potentially for storage for the club and its members. Finally, a working group will be appointed to plan and implement the utilization of new space.

D. COMMITTEE REPORTS

- **Edwards/Paving**

- Paving to begin Monday, May 16, 2022, and be completed by May 25, 2022, weather permitting. We apologize for any inconvenience.
- **Clark/Trash**
 - We are on weekly pick up.
 - Please use a box cutter to cut up boxes. Just breaking them down/folding up isn't enough
 - **Mr. Packer would love ideas for the new dumpster area that will be near the maintenance area.**
- **Greer/ARC**
 - Tree removals requests were approved.
 - One outdoor kitchen request was approved.
- **Davis/Social Committee/Club Board**
 - Fitness lockers at the pool complex are up and available for rent through the pro shop at an annual fee of \$25.
 - Starting May 26, 2022, Club dining will be open from 5pm to 8 pm Thursday through Sunday.
 - The Welcome Wagon needs a full-time seasoned member to help Stacy Stith.

E. FINANCIALS

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.

- **Balance Sheet**
 - At April 30, 2022 our Operating Account totaled \$179,500, approximately \$12,000 higher than March. In order to accommodate upcoming paving activity, \$60,000 was transferred from our CDs with BB&T to raise our operating account balance to approximately \$225,000. The transfer occurred Friday, May 13, 2022. Note that the paving of roads during May is expected to cost about \$200,000.
 - Savings and CD's totaled \$374,800, the same balance as March.
 - Accounts Receivable totaled \$26,800, \$4,700 higher than March. Twelve accounts totaling \$17,000 are delinquent.
 - Prepaid Owners balance was \$113,600, \$9,200 lower than March.
 - Facilities Reserve was \$30,700 at April 30, 2022, \$15,200 lower than March due to \$40,000 paid to the Club in April. Year to date, \$80,000 has been paid to the club and \$27,000 was scheduled for payment in May. This brings year to date requests to \$107,000.
- **Income Statement**
 - HOA expenses year to date are about \$48,000, less than budget by \$10,800.
 - Year to date Amenity Fee revenue is \$112,000 and is on budget.
 - Year to date there were no expenses incurred by the Reserve Fund.

F. GENERAL MANAGER'S CORNER

Maines

- **If you are renting your property through a third party, please register your property with Tommy Maines.**

- Outside bookings are up which will affect club dining. Accommodations are being made. However, revenue generated from outside events helps us maintain our competitive advantage in the marketplace.
 - **GOLF CARTS MUST ABSOLUTELY BE REGISTERED!!** Beginning June 1, 2022, a \$25 fine per non-compliance occurrence will be levied if the golf cart is not registered. You will still find registration forms on the OB Web Page under Documents and Links, Documents and Pages: Private Golf Cart Regulations and Golf Cart License Agreement. The registration forms are also available in Tommy Maines' Office.
 - Changes made to Golf Cart Registration forms
 - 4E - Removed fog light requirement.
 - J - All golf cart owners must park golf carts on personal paved property and cover golf cart with appropriate cover at night.
- G. An All Boards 'meet and greet' gathering is scheduled for Sunday, July 17, 2022, at 1:00pm.
- H. The OBOA annual meeting will be held October 20, 2022, from 5:00pm to 6:30pm. The meeting will be virtual and hosted by Hope Carmichael.
- I. Next OBOA meeting is June 16, 2022, at 11:00 AM in person at the clubhouse.

Respectfully submitted by Lisa Parker, Secretary