

OLDE BEAU OWNERS' ASSOCIATION BOARD MEETING MINUTES

June 24, 2022

(11:01 am- 1:xx pm)

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

Roads Committee: Steve Edwards

Partner (Kennington) Representative: Kathy Davis

- A. Call to order at 11:01 Robinson
- B. Open Owners' Forum Robinson
 - No owners present
- C. Committee Reports
 - **Edwards/Paving**
 - Our 2022 paving project is complete. Roads that were resurfaced are: Wimbledon Drive complete with curbing to enhance rainwater runoff; Sunningdale Court, Iris Drive, Wentworth Drive and St. Andrews Drive. Also the roads on Mitchell River Ridge and Mitchell River Road were crack filled along with the road through the Villas.
 - The paving projects for 2023 are under consideration depending on the budget. Laurel Cottage Lane is at the top of next year's list.
 - Steve Edwards will be stepping down from his duties and we will need someone to fill that position.
 - Laurel Cottage Lane - it is the homeowner's responsibility to clear drains on their individual property. However, the 4 catch basins put in by the contractor on Laurel Cottage Lane are the OBOA responsibility and have been recently cleared.
 - Craig Greer requested Laurel Cottage Lane be a One Way street seasonally. Craig Greer will survey the owners who live there to gauge opinions. It would be self-policed. The OBOA will discuss this at July's meeting following Craig Greer's findings.
 - We need 10 stop signs and cart path signs. Kathy Davis is meeting with sign maker June 28, 2022 to discuss said signage. John Rutherford estimated \$425 a piece to have the signs installed. We are looking into asking a Wilkes Community College shop class to see if they can make us signs.
 - STOP SIGNS needed at Lockerbie, Berkshire, County Downs, St Andrews. Kennington Court.
 - Cart crossing signs-County Downs and St Andrews. Club Board expense?
 - Traffic to yield - none on St Andrews?
 - Kennington Court needs to be identified.

- **Clark/Trash**
 - **Please use a box cutter to cut up boxes. Just breaking them down/folding up isn't enough!**
- **Greer/ARC**
 - Committee met last week and approved Mike Plaster for the open position on ARC.
 - Craig Greer made a motion to approve Mike Plaster for the ARC. Bill Clark seconded the motion. The motion was approved unanimously.
 - The JDL Homes Inc. construction project at County Downs and Kennington Way has commenced. Mr. Linker submitted construction plans as well as landscaping plans which the ARC approved.

REMINDER: OUTDOOR WOODBURNING FIREPITS ARE NOT PERMITTED. 03/15/2015.

- **Davis/Social Committee/Club Board**
 - The Club Board continues to study the feasibility of the clubhouse expansion.

D. 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.

The operating accounts are well funded, and the balance sheet remains strong at May 31,2022

- **Balance Sheet**
 - At May 31, 2022 our Operating Account totaled \$239,000, about \$60,000 higher than April due to a \$60,000 transfer from the CDARS Account to pay for paving. There is a \$200,000 check outstanding at month end to Carter & Kirk, the paving company.
 - Facilities Reserve totaled \$4,600, lower than April by about \$25,000 due to a \$27,000 disbursement to the Club in May.
 - Savings balance at May 31, 2022 was unchanged from April at \$59,800.
 - CDARS balance declined \$60,000 to \$80,000 due to a transfer to the Operating Account to pay the paving bill.
 - Skyline CD's totaled \$175,000, unchanged from April.
 - Accounts Receivable was \$26,700 at May 31, about the same as in April. Eleven accounts are delinquent totaling about \$17,000. These accounts have been turned over to Hope Carmichael's office.
 - Accounts Payable totaled \$201,900 that includes \$200,000 payable to paving company.
 - Prepaid Owners balance at Mat 31 was \$117,800, about \$4,800 higher than April. The increase represents owners prepaying HOA and Amenity Fees.
- **Income Statement**
 - The expenses incurred by the operating fund are all at or under budget, except for a slight overage in snow removal relating to the purchase of road salt, a portion of which will be used during the 2022/2023 winter weather.

- 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.
Tom Adams is authorized to start the process of letters to delinquent accounts.
- E. The OBOA will discuss at the July meeting increasing the size of OBOA to 7 and no more than 9 members. Elections will be held at the October 2022 Annual Meeting and now is a wonderful time to get involved in Olde Beau. The board will also discuss road worthy, state licensed and registered vehicles that are not golf carts-UTVs, GEMs etc. As currently written our covenants have no provision for these type of vehicles.
- F. The Capital Improvement group going forward for 2022-2023 consists of Alan Sears, Joanie Moran and Emil Malinowski.
- G. An All Boards 'meet and greet' gathering is scheduled for Sunday, July 17, 2022, at 1:00pm in the clubhouse.
- 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 July 21, 2022, at 9:00 AM in person at the clubhouse.

Respectfully submitted by Lisa Parker, Secretary