

**St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting December 20, 2017**

On December 20, 2017, the HOA Board of Directors Meeting was called to order at 7:00 PM by President Marvin Ott. After the Pledge of Allegiance and moment of silence, Roll Call was taken with LeRoy Hoff absent.

A motion was made by Larry Cordisco and seconded by Jack Albright to accept the minutes from the November 15, 2017 HOA meeting. Motion carried, all Board Members present accepted.

Treasurer's Report/Finance Committee

Bob Coleman presented the Treasurer's Report indicating as of November 30, 2017 we have \$934,000 in the reserves account. Also, there are presently Five (5) past due accounts; two (2) in bankruptcy; Six (6) in Collections; three (3) foreclosures; one (1) property with a lien; one (1) HOA managed from foreclosure; and one (1) on a payment plan.

A motion was made by Tru Hall and seconded by Chris Evans to accept the Treasurer's Report. Motion carried, all Board Members present accepted.

On the recommendation of our Treasurer, a motion was made by Tru Hall and seconded by Marvin Ott to Transfer \$120,000 from the Retained Earnings Account to Accounts 31200 (\$60,000-Rsv Common Facilities) and 31600 (\$60,000-Rsv RoadwayWalk/Curb). Motion carried; all Board Members present Accepted.

Additionally, a motion was made by Tru Hall and seconded by Marvin Ott to Transfer \$32,947 from account 21850 (Deferred Proceeds-Tax Deed Sale) to Operating Income. Motion carried; all Board Members present accepted.

Maintenance Committee - Marvin Ott

Marvin Ott reported that to date, there are 31 items on a list of repairs and 8 are complete: New playground equipment to be installed; new irrigation equipment on Waverly will be done in February, 2018; Fence and drainage around Basketball courts has been completed.

A motion was made by Tru Hall and seconded by Marvin Ott to purchase and install 'up lights' for trees on the Clubhouse drive for additional lighting at a cost of \$1,300. Motion carried; all Board Members present accepted.

Additionally, a motion was made by Jack Albright and seconded by Tru Hall to reuse brick pavers taken from 'Circle' street entrances and install around Bocce Courts at a cost of up to \$4,500 which includes an allowance of \$400 if additional bricks are needed; work to be done by JosB Concrete. Motion carried; all Board Members present accepted.

A motion was made by Bob Coleman and seconded by Jack Albright to purchase a 20 HP pump to replace our spare pump that was used to replace the one on Dover. Motion carried; all Board Members present accepted.

Lakes & Preserves – Clem Lagala

No report this month.

Restrictions & Covenants – Tru Hall

Nothing to report this month.

Hearing Committee – Bob Evans

Bob Evans reported that the homeowner did not show up for their meeting in early December but that the violation had been taken care of. Homeowner was told that if this violation occurred again, he would be immediately fined.

Architectural Committee – Jack Albright

Jack Albright reported that there have been 14 requests this month, primarily for landscaping and screen enclosure expansion, one of which was denied because the homeowner wanted to install a roof that would not match his house.

Safety & Security Committee – John Burd

John Burd reported that on street parking continues to be a problem. Cars parked continually on streets will be towed at owner's expense.

Election Committee – John Burd

A motion was made by Bob Coleman and seconded by Tru Hall to approve the letters that will be sent to homeowners with the Second Notice of Elections, Instructions for returning Proxy and the Proxy. Motion carried; all Board Members present accepted.

Covenants Change Committee – John Burd

John Burd stated that we now have enough signatures make the change in our Covenants from the number of votes needed, which was 2/3's to 50% +1 of homeowners needed to change any rules in the Covenants. A letter stating this will be signed by the President and Secretary and registered with the County.

Communication (Cable) Committee – Bob Evans

Bob Evans informed the Board that Hotwire has said that they will not move into the Building formerly occupied by Litestream until all documents are sent to them from the Board and our lawyers showing our contract and amendments with Litestream. Hotwire's concerns are the ownership of the building and if Litestream is still servicing customers from the headend building. The Building in question should be made available to Hotwire on or before March 1, 2018.

New Business

There are currently four (4) homes using short-termed rentals. These Homeowners must register all guests with the HOA Office. Also, a homeowner is using his residence as a B&B, but he has stated that he ceased in this rental. No action is presently being taken.

Homeowner Concerns

Chris Evans requested that the Board consider a Sandlot for Volleyball. He estimates it would cost \$18,000-\$20,000 to install, however, Chris is still in the process of getting bids.

Homeowner expressed the need to extend the pool/spa hours to accommodate those who work and cannot be there before dusk, when facilities are now closed.

A motion was made by Marvin Ott and seconded by Tru Hall to adjourn the meeting at 8:05PM. Motion carried; all Board Members present accepted.

The next regular HOA meeting will be January 17, 2018.

Respectfully submitted
Jane Cordisco