

St James Golf Club Homeowners Association, Inc.
Board of Directors Meeting January 16, 2019

On **January 16, 2019**, the HOA Board of Directors Meeting was called to order at 7:00 PM by President Tru Hall. After the Pledge of Allegiance and moment of silence, Roll Call was taken with all Board Members present.

A Motion was made by Tru Hall and seconded by Marvin Ott to accept the minutes from the HOA Budget Meeting of December 19, 2019. Motion carried, all Board Members approved.

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report, based on SFS Tax Accounting Services' Financial Statement for the year January through December, 2018, showing a profit for the year to date of \$5,960. There were Five (5) Homeowners with past due HOA fees, One (1) Homeowner in bankruptcy; Seven (7) in Collections; One (1) foreclosure; Four (4) properties with liens and One (1) on a payment plan. **A Motion was made by Tru Hall and seconded by Jack Albright to accept the Treasurer's Report. Motion carried; all Board Members approved.**

Maintenance Committee - Marvin Ott

Marvin Ott reported that the following items have been completed or are in progress: Road repairs for 2018 were completed in December; A list has been started for additional 2019 road repairs; The main pool pump was replaced, the vacuum pump motor and piping was rebuilt; One pool heater fan motor and touch screen were replaced; The clubhouse front entrance footer has been installed for the accordion shutters; The installation of the 2-wire irrigation system for Stratford has the south side completed and the north side needs decoders and controller installed within approximate 2-week time frame; Mulch has been ordered for the Tot-Lot.

2019 projects include: A 2-wire irrigation system for Sheffield and Dover and the painting of light poles.

A Motion was made by Karen Goodman and seconded by Jack Albright to maintain Royal Green's contract for lawn weeding and spraying for grasses in the landscaped beds. Motion carried: all Board Members approved.

Lakes & Preserves – Clem Lagala. – No Report this month.

Restrictions & Covenants Enforcement Committee & Hearing Committee– John Burd

John Burd reported that on February 4, 2019 there will be Five (5) hearings.

Architectural Committee – Jack Albright

Jack Albright's reported that in 2018, there were a total of 207 requests (35 for landscaping, 97 for structural changes, 75 for exterior painting): 186 were approved, 2 are on hold, 4 were cancelled and 15 were denied.

Election Committee- John Burd

John reminded those who wish to run for the Board need to indicate on their ballots for the March 13, 2019 Election.

Safety & Security Committee – John Burd

John Burd informed those present that mailboxes had been destroyed by someone who came through our gate illegally and asked that homeowners do NOT open the gate for anyone who does not have entry cards for the community. John also noted that garbage containers are still being left outside homes. Tru Hall also informed everyone present that during the holidays, someone had destroyed a lighted 'deer' ornament on a homeowner's property and that there is a \$500 reward for anyone with information that would lead to finding the person(s) responsible.

Communications Committee

Tru Hall informed homeowners present that the high-speed internet was only free for the first year and that they need to call Hotwire to drop to the speed that is paid for in our HOA dues so that they will not receive an additional bill for that extra service.

Old Business

Tru Hall informed Board Members that each Director is responsible for collecting information from Homeowners in their pods to prioritize improvements that they would like to see in the community so that a 5-year plan can be implemented by our Long-Range Planning Committee.

New Business

Tru Hall presented the draft of a 2019-2023 Homeowner Priority Survey (5-Year Plan) with a list of possible projects within our community. Homeowners are asked to check the items that they are most interested in having done and given space to also make suggestions on other items they would like to see done. This will be included in our 2019 First Quarter Newsletter. Also included in the December Newsletter will be a list of Frequently Asked Questions (FAQ's) for the homeowners' benefit.

Homeowner Concerns:

- Many Homeowners are still using trash bags instead of "covered containers" as stated in our Covenants and Restrictions. Our Architectural Control (AC) states "bags," however, the Covenants and Restrictions supersede the AC rules.
- Light fixtures at entrance will be painted.
- Bulb missing from light pole on road to Clubhouse: we need estimate because entire fixture will have to be replaced.

A Motion was made by Gail Logan and seconded by Bob Coleman to adjourn the meeting at 8:10 PM. Motion carried; all Board Members approved.

The next regular HOA meeting will be February 20, 2019.

Respectfully submitted
Jane Cordisco