

Hawthorne II Homeowners' Association Meeting Minutes

February 13, 2019

Board Member Attendance

Don Read Mark Clauss
Don Sutton Jeff CC Biggs

Officers

Mark has transitioned the treasurer role from Kim, but still need to complete paperwork at the bank and on the website. Mark will coordinate the updates.

We could use another board member ... thoughts? Jeff will follow-up with Courtenay Carillo from 5 Windsong that expressed some interest in helping, but wasn't able to attend the annual meeting.

Capital Improvements (per 2018 annual meeting)

Discuss our plan to accomplish the following:

Update the HH2 By-Laws

Mike Wilson has not filed the updated covenants and with his recent medical condition will not be able to complete for an indefinite period of time. The board will seek new counsel to complete the update. Mark will contact Chad Ritchie.

Implement plantings per last year's plan

Jeff has agreed to lead the landscaping revitalization; Mark will provide his documentation from last year to Jeff.

Capital Improvements on West side of lake?

Repairing the damaged area will be coordinated as part of the overall landscaping plan. Jeff will contact Joe Bierbaum to start preparing a plan for the year.

Maintenance

Initiate regular maintenance with Landscaping/Lighting

Any known issues that need to be addressed?

Geese continue to be a nuisance. Mark researched different options. Board agreed to purchase some decoys for on and around the lake to try their money back guarantee as the most cost-effective option to remove geese from the lake area.

Financials

Annual Dues mailings / directory

Mark is working on updating the roster and planning to distribute dues notices around early to mid-March with 30 days to submit payment. This will include sending individual notices to all homeowners from the Zero-lot-line homes.

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Mark is recommending the HOA begin utilizing one of the software platforms dedicated to HOA's that will provide more functionality for effectively and efficiently running the HOA. The timing is not good now with the dues notices needing to go out, but the board will begin work towards transitioning to the new platform. The HOA will utilize Quicken for the 2019 year until the conversion.

Mark will work on creating a rough budget by next meeting to help better track financial progress throughout the year.

Current checking balance \$14,501. The CD at US Bank matures February 17th so Don Sutton is still an authorized signer and will cash out the CD to move over to First Farmers State Bank with the rest of our bank accounts. Cash position looks good heading into the upcoming collection of dues for 2019.

The board agreed and authorized Mark to apply for a credit card through First Farmers State Bank in the name of the HOA to use for board purchases instead of individual expense reimbursements.

Meeting adjourned

Next meeting is March 13th