

DEEANN LAKEFRONT ESTATES HOA

**Meeting Minutes, Board of Directors
March 21, 2020**

Participants during the March 21, 2020, meeting at the HOA's clubhouse were: President Les Wabnitz and Board Members Joe Thomas, Ken Brownlee, Marie Kruse, and, via phone, Mabel Fieler.

- 1) The meeting was called to order at 10:00 a.m. E.S.T. pursuant to notice; roll call was taken, and a quorum was declared.
- 2) **Member Input:** There was no member input.
- 3) **Reading of Minutes:** A motion was made by Marie Kruse to approve and waive reading of March 7, 2020, meeting minutes, seconded by Joe Thomas. The motion was passed and unanimously approved.
- 4) **Treasurer Report:** At the time of the meeting, the HOA checking account balance was \$19,438.33, and the 'reserve' (interest-bearing) account balance was \$126,621.94.
- 5) **Committee Report:** There were no committees to report.
- 6) **Old Business:**
 - a) **Spires Construction:** The Board discussed the issue of the gutter on Building 3 not being replaced with a one-piece gutter and gutter flashing. After several calls and two meetings with Eugene Spires, Jr., and still no corrections made, the Board decided unanimously that we would replace the gutter if needed.
 - b) **Background Check:** There was a discussion of the feasibility of the HOA doing background checks for prospective buyers and renters. A unanimous decision was made that, due to the liability, the HOA would not perform background checks and would rely on unit owners to do so for the protection of our community.
 - c) **Rules Committee:** Les Wabnitz asked if anyone would join a committee to review our covenants and restrictions, by-laws, and recommendations on rules that should be enforced in our community. Claudia Replogle offered to do so and to report back to the Board.
- 7) **New Business:**
 - a) A copy of the Lease and Renter forms are to be supplied by owners to the HOA. The Board discussed the fact that the HOA should have on file any and all leases to be able to show the state that all units are being rented for two months or more, which is required by law. The Renter form, which can be found on our website, should also be on file so that the HOA knows who is in the unit, as well as other pertinent information, in case of emergency.
 - b) **Budget:** A budget in the amount of \$171,078.00 was presented to the Board for the period of July 1, 2020 – June 30, 2021. A motion was made to accept the budget and duly seconded. The motion was unanimously passed. Because this is our first year for the July-June budget, those who have paid the full year of the 2020 dues will owe \$196.00 no later than July 1, 2020 and \$1222.00 no later than January 1, 2021. Those who have not paid the full year of 2020 dues will owe \$1222.00 no later than July 1, 2020, and also the same amount no later than January 1, 2021.

There being no other business, on motion duly made, seconded, and unanimously approved by all Board members present, the meeting of the Board of Directors adjourned.

*Minutes prepared and submitted
for Board approval by:*
Les Wabnitz

These Minutes have been approved by the
Board of Directors on _____.