



Board Meeting Minutes
Clubhouse
May 14, 2024
7:00 PM

Call to Order: Andrew Cilenti called the meeting to order at 7:04 PM.

Quorum Established: Andrew Cilenti, Steven Orciuolo, Rick Baird and Gregory Ogorek were present. Taylor Whalen was absent. Sharon Freeman from TCB Property Management was also in attendance.

Approval of Minutes from January: *Rick Baird made a motion to approve the March 19, 2024 minutes as presented. Steven Orciuolo seconded the motion, and the motion was passed unanimously by voice vote.*

Reports of Officers:

- **Presidents Report**

- **Remarks:** Andy reported that he was in a meeting all morning with the zoning counsel members. Trying to get money for the wild pig issue and they want to put out traps.

Rick made a motion to appoint Mary Gibson, Guiselle Norris and Marcia Helms to the welcoming committee. Steven seconded the motion and the motion was passed unanimously by voice vote.

Steven made a motion to appoint Marcia Helms as chair of the committee. Greg seconded the motion and the motion was passed unanimously by voice vote.

Please send an email to the board if you would like to be on a committee.

- **Vice Presidents Report:**

- **Remarks:**

- **Treasurer's Report:** Gregory Ogorek reported the following:

- **Financial Report:**
- **Bank Account Balances:** We ended February with account balances: HOA Operating \$261,573 HOA Reserve \$21,429, GC Operating \$63,188, and GC Sales Tax \$36.

- **Secretary's Report:**

- **ARC Approvals:** Steve Orcuiolo stated that there are several ARCs for approval:
 - 4185 Savannahs Trail- Paint
 - 4005 Savannahs Trail- Fence
 - 3635 Savannahs Trail- Backyard renvo
 - 3530 Sunset Ridge- Tree removal/install
 - 4005 Savannahs Trail- Fence
 - 3970 Savannahs Trail- Roof
 - 3640 Savannahs Trail- Roof

Steven made a motion to approve the above ARC's. Rick seconded the motion and the motion was passed unanimously by voice vote.

Director's Report:

- **Remarks:** The Board would like to send the document revisions to the attorney. The Board will be holding more town hall meetings to get input from the members.
- **Extend Bar/Canopy:** The Board is asking for sponsors to help with the cost and materials for this project. The Board is still gathering information.
- **Eric's Contract:** The attorney is reviewing Eric's contract to make sure everything is covered.
- **Lawsuit:** The lawsuit is moving slow.
- **Collection Policy:** The collection policy is being followed. The next payment for members who opted for two payments is due June 1, 2024.

Old Business: None at this time.

New Business:

- **Welcome Committee:**

Rick made a motion to appoint Mary Gibson, Guiselle Norris and Marcia Helms to the welcoming committee. Steven seconded the motion and the motion was passed unanimously by voice vote.

Steven made a motion to appoint Marcia Helms as chair of the committee. Greg seconded the motion and the motion was passed unanimously by voice vote.

Adjourn: *With no further business to discuss Steven made a motion to adjourn the meeting at 7:58 PM. Greg seconded the motion and the motion was passed unanimously by voice vote.*