

## BOARD MEETING MINUTES

January 27, 2021

The meeting was called to order at 7:00 pm by Board President John Black.

Board members present: John Black, Tyra Spigner and Bruce Jordan.  
Board member(s) absent: Jeremy McMullen and Aaron Wallace.

The minutes of December 17, 2020 were presented for approval. Bruce Jordan moved to approve the minutes as submitted and Tyra Spigner seconded the motion and the motion passed unanimously.

The Financial Reports were presented.

As Property Manager, John reported the following:

- The siding repairs were underway and two units have already been completed.
- Gutter cleaning and repairs have been completed.
- No changes regarding the Unit 2018 Pet Violation.
- No court dates have been set regarding pending litigation.

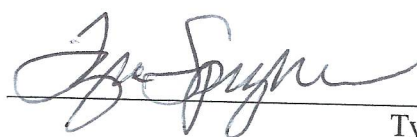
The Notice of Violation against Unit 2024 was discussed. Following some discussion, Bruce Jordan moved to affirm the \$100 fine against the owner of Unit 2024 for the Notice of Violation issued on January 19, 2021 and to further issue a recurring fine in the amount of \$100 per month until such time as the owner complies with the established Rules and Regulations regarding pet licensing. Tyra Spigner seconded the motion and the motion passed unanimously.

John informed the Board that homeowner Stephen MacQueen has offered some leftover road repair materials to assist with repairs the potholes throughout our community. Following some discussion, Tyra Spigner moved to authorize payment not to exceed \$500 for labor costs for Roadway/Pot Hole repairs. Bruce Jordan seconded the motion and the motion passed unanimously.

As requested by Mr. McMullen at the December meeting, board member access to the Board Room was discussed. Following some discussion, Bruce Jordan moved to authorize access to the Board Room by board members during official meetings only. Tyra Spigner seconded the motion and the motion passed unanimously.

Being no further business, the meeting was adjourned at 7:21 pm.

Board Meeting Minutes Approved as submitted February 25, 2021.



Tyra Spigner, Secretary