

BOARD MEETING MINUTES

December 17, 2020

The meeting was called to order at 7:027 pm by Board President John Black.

Board members present: John Black, Jeremy McMullen, Bruce Jordan and Aaron Wallace.

Board member(s) absent: None.

Homeowner(s) present: Tyra Spigner

Board of Directors Secretary Brianna Davie submitted her resignation. Following some discussion, Bruce Jordan moved to accept the resignation of Brianna Davie from the Board of Directors and appoint Tyra Spigner to the vacant position and serve in the position of secretary. Jeremy McMullen seconded the motion and the motion passed unanimously.

The minutes of October 26, 2020 were presented for approval. Bruce Jordan moved to approve the minutes as submitted and Jeremy McMullen seconded the motion and the motion passed unanimously.

The Financial Reports were presented.

John informed the Board that the materials order to begin the siding replacement was almost complete and the work should begin within the next week or so.

The need for gutter cleaning and repairs was discussed and John reported that we had one bid but was waiting to receive it in writing for submission to the Board.

The dog issue was once again discussed. Following some discussion, Bruce Jordan moved to issue a Notice of Violation to the owner of Unit 2018 for the continued defiance of Board action directing the removal of the tenants dog that continues to be in violation of the governing y-laws and assess an additional \$100 fine that shall automatically renew on the 1st of every month the homeowner refused to comply. Aaron Wallace seconded the motion and the motion passed unanimously.

The lawsuit(s) brought against Board members Bruce Jordan and Aaron Wallace based on actions they took in their official capacities on the Board of Directors by homeowner Nancy Johnston was discussed. Following some discussion, Aaron Wallace moved to authorize payments to the Finkel Law Firm for legal expenses related to the lawsuits filed by Nancy Johnston against the Board of Directors members individually. Jeremy McMullen seconded the motion and the motion passed unanimously.

The current landscaping contract ends December 31, 2020. Following some discussion, Bruce Jordan moved to approve the landscaping contract with Columbia Lawn effective January 1, 2021. Aaron Wallace seconded the motion and the motion passed unanimously.

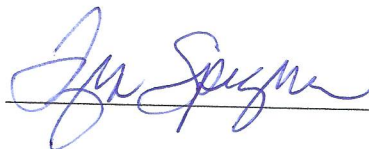
An update to the Rules and Regulations was presented for consideration. Following some discussion, Aaron Wallace moved to approve the proposed update to the Rules and Regulations and direct the filing of the revised document with the Richland County Register of Deeds by January 10, 2021. Tyra Spigner seconded the motion and the motion passed unanimously.

Tyra Spigner left the meeting at 8:41 pm.

The FY21 Budget was presented for consideration. Following some discussion, Jeremy McMullen moved to accept the FY21 Budget as amended. Aaron Wallace seconded the motion and the motion passed unanimously.

The meeting was adjourned at 9:11 pm.

Board Meeting Minutes Approved as submitted January 27, 2021.



Tyra Spigner, Secretary