

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Meeting
July 18, 2023
Video Conference
6:00 PM
Board Meeting Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 6:00 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Jim Bacus, Penny Bugos, Tracy Connors, Jeff Hyatt and Gary Jones. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Minutes

Penny made a motion to approve the minutes. It was seconded by Jim and approved unanimously.

Financial Report

Kelly reported that there was \$114,650 in the operating account and \$159,339 in the reserve account. Gary stated that nothing stood out to him as unusual on the financial statement, the miscellaneous line item was overspent due to the perimeter fence repair project.

Old Business

Sod Replacement on common areas along 50th Place: Kelly reported that the company that did the work felt like they were done, however, they were going back out to look at a few areas that were not doing well. Penny stated that the area of Master Common Area would cost no more than \$200.00. It was decided by consensus that when a written price was received Millhopper Forest would reimburse The Cottages. Tracy motioned to reimburse \$200.00 to The Cottages at Millhopper Forest. It was seconded by Jeff and approved unanimously.

Ponding Area Three: The Board was asked if the outflow structure in Ponding Area Three had been checked for debris, Kelly stated that it had not been looked at since June. Kelly was asked to have Jeremy look at the area and provide a price for any work that may need to be done. Gary noted that the pond by his home ran into a creek and overflowed into a wetland area that likely belonged to Huntington.

Common area in cul-de-sac: It was reported that the landscape crew was not edging along the roadway in the cul-de-sac at 57th Terrace. Kelly was asked to speak with the landscape crew.

New Business

Reserves: Gary reported that he met with Kelly and representatives from Ameris Bank to discuss CD options. There were 4 to 5% interest rates on CD's, Ameris had very little invested in long term government bonds and was a very solid bank. Ameris offered a program that would farm out the deposits to go to several different banks and keep the Association within the 250K FDIC insurance limits. The Board agreed to place 50K of operating in CDARS and 100K of reserve in CDARS to be staggered in some fashion so that funds would be accessible easily.

Penny made the motion to find out the life expectancy of and the cost to resurface the streets for budgeting purposes. It was seconded by Tracy and approved unanimously. The Board would like to know if there an interim step to extend the life of the streets prior to resurfacing.

Security – Attempted car break in: It was reported that the pedestrian gate stays unlocked. Discussion took place regarding locks on the gate as there have been locks on that gate in the past and it was noted that locks have not lasted a long time before they get broken. It was stated that a keypad with a code would be best and Kelly would provide the code to all owners. Gary advised that all owners should keep vehicles locked at all times, keep all valuables out of sight, park in the garage if at all possible and use cameras if you have them.

Other:

Sidewalks – It was reported that areas of the sidewalk have risen and created tripping hazards. Gary stated that a walkthrough would be scheduled in September.

Commercial Vehicle – Kelly was asked if letters had been sent to the owner of the home where the commercial vehicle had been parking. Tracy reported that when he went to look for it and speak with the owner the trailer was not there.

The next meeting was scheduled for September 19, 2023.

Adjournment

There being no further business, the meeting was adjourned at 7:04 P.M.

Respectfully submitted by Kelly Burch