

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Budget Meeting
April 13, 2021
Video Conference
6:00 PM
UNAPPROVED
Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 6:02 PM.

Attendance, Roll Call, Determination of Quorum

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

Consideration of Minutes

Tracy made a motion to waive the reading and approve the meeting minutes from February 23, 2021 as amended. It was seconded by Penny and approved unanimously.

Reports of Officers

Gary asked Kelly why there was a negative \$40.49 in a BB&T Operating Account on the balance sheet. Kelly reported that it was a fee to close the account and had been on the balance sheet for several years. She recommended removing it from the report. The Board agreed by consensus. Gary also questioned why the Street Light Electric Expense was so high. Kelly stated that she would look at the invoices and report back. Kelly also reported that she had been in contact with Lot 23 on the delinquency and they were working to clarify the issue and resolve it.

It was noted that a medical emergency took place in the community and emergency personnel could not get into the gate immediately. Kelly reported that the communications center had been provided with a code to enter the gate that they are to provide to any emergency personnel as they are dispatched to the community. Kelly was asked to contact the Alachua County Fire Marshall to find out what the proper protocol is and report back to the Board.

Unfinished Business

Painting of Mailboxes in The Cottages: Gary reported that the painting of the mailboxes was completed, and the invoice was received. Kelly was instructed to pay the invoice. Discussion took place on how to proceed with leaning mailboxes and the Board agreed by consensus that a notice should be sent to all owners that if their mailbox was leaning and they wished to have it repaired, they should contact the management company.

New Business

Common Area General Maintenance: Penny sent a picture of an area in the brick wall by Lot 1 that was cracking. Kelly was asked to have it looked at by a mason and an estimate for repairs put together. Additionally, there is a tree that is growing right at the brick wall at the east end of the property that Kelly was asked to have evaluated.

Neighborhood Walk Through: Kelly was asked to schedule a neighborhood walk through in the next few weeks.

Other: Tracy noted that the participation in the Board Meetings was very low and he was concerned that the Association was not doing enough to get information to owners. He suggested that meeting minutes

be emailed to the owners within 10 days of a meeting and that meeting agendas and previous minutes be emailed to owners prior to a meeting. It was also suggested that notice be sent to owners requesting that they provide management with their email address for communication purposes and the benefits to them. Terry Wooding suggested walking the neighborhood to speak with neighbors personally. Penny suggested putting a sign up at the front entrance to advertise the Facebook page and volunteered to speak with Saveela about posting content to the page.

Sig suggested sending out a reminder about the Bluetooth option for the gate.

Terry Wooding thanked the Board for the work on the mailboxes.

The next meeting was scheduled for June 8, 2021 at 6:00 PM.

There being no further business, the meeting was adjourned at 7:01 P.M.