

Weems Plantation Homeowners Association, Inc.

Board of Directors Meeting - Minutes

May 11, 2017 - 7:00 pm

Meeting called to order by Randy Pupo, President at 7:04 p.m.

Board Members present: Randy Pupo, Julia Lunt

Board Members absent: Judy Hicks

Also present: Sue Barlow, Lewis Property Management (LAPM)

Guests: Evelyn Sewell, Virginia Stewart, Mack Hicks

1. **Guest Speakers:** None
2. **Minutes:** The minutes from April 13, 2017 were reviewed; Julia Lunt moved to approve, seconded by Randy Pupo. Minutes approved.
3. **Modification to the Agenda:** None
4. **President's Message:** Randy thanked everyone for coming and thanked Evelyn for hosting the meeting.
5. **Old Business:**
 - a) **Tree Removal for HOA trees behind 3533 Norcross** – Three bids from Jon's Tree Service, AAA Tree Experts, and Miller's Tree Service were submitted for removal of 2 trees in green space behind 3533 Norcross Lane. Julia moved to accept the lowest bid by AAA Tree Experts and Randy seconded the motion; all approved.
 - b) **Tree Removal for HOA trees behind 3231 Bodmin Moor - unt April 8th** – Three bids from Jon's Tree Service, AAA Tree Experts, and Miller's Tree Service were submitted for removal of 1 large tree in green space behind 3231 Bodmin Moor and to remove most of the canopy on 2nd tree behind 3231 Bodmin Moor. Julia moved to accept the lowest bid by Jon's Tree Service and Randy seconded the motion; all approved.
 - c) **Sign Repairs-Claim #E9T8622 Rebecca, Auto Claim Travelers** – TABLED until further information collected.
 - d) **3492 Barnstaple Drive, Weems Plantation Erosion Issue (Carrie Patrick)** – TABLED until further information from Curt Mills.
6. **New Business: No New Business**
7. **Financials:** April Financials were reviewed and discussed; as of April 30, 2017, the YTD income was \$49,586.72 that included \$729.60 in late fees of past dues; YTD expenses were \$18,307.71 with a net ordinary income of \$31,279.01, and a net income of \$31,441.75. The association has \$48,458.92 in the Cadence Operating Account and \$12,991.84 in the Cadence Reserve Account, for a total of \$61,450.76 in Checking/Savings, and total Liabilities & Equity of \$61,022.42.

8. Committee Reports:

- a) **Code of Rules:** Violations reviewed for April, 2017, most of which were for mowing and pressure washing.
- b) **Grounds Maintenance:** Maintenance has been good.
- c) **Social Events:** Community Garage Sale was held April 22nd and was a success.
- d) **Welcoming Committee:** There were no new home sales listed on LCPA from 4/13/17 to 5/11/17; Virginia Stewart requested that the dues be announced in the welcoming letter she gives new owners.
- e) **Website:** Website was updated May 15th with the approved April minutes and the board meeting change from June 8th to June 15th.
- f) **Crime Watch:** There were 4 auto burglaries and one auto theft reported on May 1, 2017 between 7:20 in the morning to 7:26 that evening. Residents should make sure their cars are locked and any valuables removed from the car.
- g) **Architectural Committee:** There are a total of 5 ACC submissions for 2017.
- h) **Comments:** None

Meeting adjourned at 7:34pm

Next Meetings: June 15th, July 13th, August 10th, September 14th