

Weems Plantation Homeowners Association, Inc.

Board of Directors Meeting - Minutes

January 12, 2017 - 7:00 pm

Meeting called to order by Randy Pupo, President at 7:02 p.m.

Board Members present: Randy Pupo, Julia Lunt, Judy Hicks, Bobbie Prine

Board Members absent: None

Also present: Cheri Garbark & Sue Barlow with Lewis Property Management (LAPM)

Guests: Evelyn Sewell, Shirley Roberts, Mack Hicks, Mark & Donna Hayes

1. **Guest Speakers:** None
2. **Minutes:** The minutes from December 8, 2016 were reviewed; Julia 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. Randy welcomed new homeowners Mark & Donna Hayes, 3233 Emerson and stated his #1 goal for the neighborhood was to keep the dues at their current level and that their Board was very democratic in their approach to overseeing the neighborhood. Mark & Donna stated they loved the community. The board stated that any participation in community events by residents, either volunteering or attending, was always needed and welcomed.
5. **Old Business:**
 - a) **Trees behind 3516 Torrington Way & 3525 Lands End:** Three quotes had already been received by LAPM and presented to the Board via email; AAA Tree Experts was awarded the bid and had already scheduled dates with Mr. Metzger.
 - b) **Crosswalk/Street Painting by City:** LAPM to contact City regarding restriping lines on street (middle, not side) in addition to repairing/replacing broken white line on Saltash.
6. **New Business:**
 - a) **2017 Events:** Tabled until committee gets together later in January to discuss.
 - b) **Spring Newsletter:** Once Committee decides on 2017 events, a Spring newsletter will go out to all residents. Sue Barlow stated she had a resident Realtor who wanted to advertise in addition to the lawn care company who advertised in the Fall Newsletter. LAPM stated they would reach out to their vendors to see if they would like to advertise as well.

7. **Financials:** December Financials were reviewed and discussed; YTD income through December, 2016 was \$45,736.89 that included \$191.23 in late fees of past dues; total YTD expenses of \$52,028.44; and, a net income of -\$1,893.16. As of December 31, 2016, the association had \$21,663.95 in the Cadence Operating Account and \$12,981.16 in the Cadence Reserve Account, for a total of \$34,645.11 in Checking/Savings, and total Liabilities & Equity of \$29,580.67.
8. **Committee Reports:**
- a) **Code of Rules:** LAPM stated that over the holidays and into the first of the year, no violation runs had been made, but would resume and have a report at the February meeting.
 - b) **Grounds Maintenance:** Tree removal discussed in 5(a) above.
 - c) **Social Events:** Events committee to meet in late January to discuss.
 - d) **Welcoming Committee:** There were 3 home sales between 11/29/16 and 12/29/16: 3235 Emerson, 3243 Bodmin Moor, and 3335 Dartmouth.
 - e) **Website:** Website was updated December 9, 2016 and the approved minutes from December 8th would be posted following current meeting. Sue Barlow also stated she would have wording posted on the website for the park's hours "open from sunrise to sunset" and upload the winners of the Christmas Decorating Contest.
 - f) **Crime Watch:** There were no incidents in the last 30 days.
 - g) **Architectural Committee:** No current requests for 2017.
 - h) **Comments:** Bobbie Prine stated that she could not attend meetings on the 2nd Thursday of the month and that she might have to resign from the board if the meetings could not be changed to another time. LAPM would follow up with Board and Evelyn Sewell who hosts the monthly meeting.

Meeting adjourned at 7:59 pm.

Next Meetings: February 9th, March 9th, April 13th, May 11th, June 8th, July 13th