

Weems Plantation Owners Association, Inc.
Board of Directors Meeting – Minutes
Lewis Association Property Management Office and via Zoom
September 1, 2022 - 6:00 pm

Meeting called to order by Randy Pupo at 6:06pm

Board Members present: Randy Pupo, Julia Lunt, Roger Turner, (Absent: Jason Hollister)

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

Members present: Martina Person, Jackie Fortmann, Karen Burgos, Joanne Gohlke, Linda McDonald, Taylor Castor, Amanda Nalley

Approve Minutes of May 19, 2022: Julia Lunt moved to approve the meeting minutes and Roger Turner seconded the motion; all were in favor and the minutes were approved.

1. **Guest Speakers:** None
2. **Modification to the Agenda:** None
3. **Presidents Message:** Randy welcomed everyone who joined in the Zoom meeting. He reminded everyone that his main purpose serving on the board was to keep the dues low and property values high.
4. **Old Business:**
 - a. **Pavilions & Gazebo:** Further discussion tabled until homeless camp removal resolved
 - b. **Update Gazebo – Paint:** Further discussion tabled until homeless camp removal resolved
 - c. **Playground Gate:** Further discussion tabled until homeless camp removal resolved
 - d. **Homeless Camp Cleanup Update:** Jackie Fortmann offered to speak to one of the HOST deputies tasked to assist with the homeless population and keep us informed. Cheri stated she would confirm the 3 quotes we had received and send the information to the Board for a decision.
5. **New Business:**
 - a. **Form a Landscaping Committee:** Cheri discussed upgrading the landscaping at the front entrances and suggested that a landscape committee be formed by a few members of the community. However, before we could do anything, we needed to assess the irrigation at the Tavistock entrance. We could put out a request on facebook and appfolio requesting volunteers for the committee.
 - b. **Message Boards:** The message boards need to be updated, maybe repainted, with our website added to the bottom of the board “for further information...” Cheri suggested the Events Committee could update them with their events coming up.

6. Financial: July, 2022 Financials were reviewed and Randy reported that as of July 31, 2022, the total Checking/Savings totaled \$74,936.53 with total Liabilities & Equities totaling \$74,352.65, income of \$51,761.80 with expenses of \$21,775.26, and a net income of \$21,777.52. Julie moved to approve the financials and Roger seconded the motion; all were in favor and the financials were approved.

7. Committee Reports:

Code of Rules: Cheri reported visits to the neighborhood every 2-3 weeks; most working on yards and items/trash placed outside, cars blocking mailboxes.

ACC Requests: 10 approved requests for 2022

Events Committee: None reported.

New Home Sales: There were four (4) new home sales between 5.1.2022 and 9.1.2022 with an average sales price of \$286,225 (up from 5.19.22 of \$279,667) and a price per square foot of \$208.46 (up from 5.19.22 of \$179.27).

Adjournment: With no further business or discussion, the meeting was adjourned at 7:12pm

Next Meeting: Annual Meeting, November, 2022