# GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (FINAL) MONDAY, October 9, 2023 GOLF HAMMOCK ACTIVITY CENTER

Meeting was called to order by President Nancy Beatty.

#### **Board Directors Present:**

Nancy Beatty, Matt Nelson, Donald Robinson, Kyle Smith, Robert Schroeder, Louis Hughes

# **Approval of Meeting Minutes**

Motion made by Robert Schroeder to approve September 11, 2023 Board meeting Minutes. Donald Robinson Second. Motion was approved unanimously.

#### **Officer Reports:**

# **President: Nancy Beatty**

It was a light month. Delegated board issues to appropriate Officers and Committee Chairs.

#### **Vice President: Robert Schroeder**

Halloween is on Saturday October 28 6-9pm

During the previous 30 days, I've focused on putting together hand out packages for proxy and policy changes.

Delivered 60 homeowner info forms to unregistered homeowners.

Homeowners need to be aware of the Information Street Captains will be disseminating in the next couple of months.

Reminder: Homeowners need to only put trash out no earlier than Tuesday evening.

# **Secretary: Matt Nelson**

No Report

# **Treasurer Reports:**

	Golf Ham	mock Owners /	Associ	iation			
	Treasurer Report SEPTEMBER 2023						
	GEFTEMBER 2023						_
		Budget	-				_
	Description	Line#	_	Amount	Memo		_
	CHECKING ACCOUNT	Line#	-	Amount	IMEIIIO		_
			-	400 700 00			_
	Beginning Balance		\$	468,728.03			_
- 1- 1	DUKE ENERGY - BILL PYMT - ZBYCIS2T	21	-		Fountain		
9/1/2023	DUKE ENERGY - BILL PYMT - 1BTC8S2T	21	-	(\$896.32)	0 0		
9/6/2023	CARPENTER PRINTING & MORE - BILL PYMT - RB9CNS2T	23B	_	(\$579.95)	- 0		
9/6/2023	DUKE ENERGY - BILL PYMT - FB1CZS2T	21	_		West Entrance		
9/6/2023	RUTHIE O'NEILL - BILL PYMT - 2B7C1S73	31	_		Web Hosting	<u> </u>	
9/6/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 4BMCKS2T	15B	-		Utilities - Activit		-
9/6/2023	LAWN MASTERS OF HIGHLANDS, INC BILL PYMT - RB815APA	17D	_	1, 1,,,,,,,	Common Groun		
9/11/2023	AQUATIC WEED CONTROL, INC - BILL PYMT - WB61EAPA	17	_		Common Groun		anals
9/12/2023	PELLA & ASSOCIATES P.A BILL PYMT - 4BTCGSC6	25	_		Accounting - Mo		
9/12/2023	BOB SCHROEDER - BILL PYMT - NBA17AQ2	13A			Reimbursement		ing Printin
9/12/2023	CARPENTER PRINTING & MORE - BILL PYMT - 1BS1ZAQ2	13A			Annual Meeting Printing		
9/20/2023	JOHN C. WADDELL - BILL PYMT - SBJ17APA	23C			Reimbursment Office Expense Supplies		
9/20/2023	LERMA'S LANDSCAPING - BILL PYMT - 7B41YAQ2	17D			Common Grounds - Monthly - September		
9/20/2023	NANCY BEATTY - BILL PYMT - FBP1YAGF	16E		(\$27.58)	Reimbursement Flowers Front Entrance		
9/26/2023	Deposit			\$1,586.16			
9/27/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - UBDC2SVM	15A		(\$700.00)	Activity Center	Rent	
9/27/2023	SWAINE, HARRIS, & WOHL, P.A BILL PYMT - PB21IA2G	24		(\$270.00)	Legal Fees		
9/27/2023	JUDY TRIER - BILL PYMT - ZBE1ZA2G	23A		(\$18.77)	Reimbursement Postage		
9/29/2023	CARPENTER PRINTING & MORE - BILL PYMT - WB31MAGF	23B		(\$324.41)	Orrice Expense Printing		
9/29/2023	Ending Balance		\$	460,607.58			
9/29/2023		Total Deposits		\$1,586.16			
9/30/2023		Total Payments		(\$9,706.61)			
		Net Change		(\$8,120.45)			
	SAVINGS ACCOUNT						
9/1/2023	Beginning Balance		\$	138,787.92			
9/30/2023	Credit Dividends		ŝ	1.14			
9/30/2023	Ending Balance		ŝ	138,789,06			
3/30/2023	Ending Editing		Ť	100,100.00			
Additional Information:	The Accounts Receivable Balance on 08/31/2023 was \$10,476.33 vs \$9,190.17 on 09/30/2023 Only a slight decrease.						
	met with the Association's attorney and we have started the legal collection process on the 14 accounts/lots who						
	still owe dues/assessments, late charges, and finance charges for 2023 and prior. We have filed a Claim of Lien on						
	1 property and expect to secure the lien soon. Claim of Liens will be processed on addional process if payment is						
	not received by the deadline stated in the letters sent by our Attorney.						
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Past due assesments are approximately \$9200.00. The homeowner information has been turned over to the board attorney to proceed toward placing liens on delinquent properties.

#### **Committee Reports:**

Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) - Open, Chair

Planting has continued at the entrances.

# Common Grounds (Lakes and Ponds) - Norm Sochia, Chair

All the lakes and ponds have been sprayed and nothing unusual to report.

Complaints and Violations - Judy Trier, Chair; Timothy Leeseberg, Board

6 COURTSEY LETTERS

5 COURTSEY LETTERS THAT TURNED INTO VIOLATIONS

TWO OF THESE HAVE BEEN CLOSED AS VIOLATIONS HAVE BEEN CORRECTED.

WE HAVE TWO PROPERTIES UNDER VIOLATION THAT HAVE NOT COMPLETED THE WORK ON THE PROPERTY BY THE COMPLETION DATE GIVEN TO THEM AND WE ARE IN THE PROCESS OF GETTING ESTIMATES FOR THE WORK NEEDED AND HOPE TO HAVE THE PROPERTIES CLEANED UP BY THE END OF OCTOBER.

#### Roads and Drainage - Louis Hughes, Chair

Projects are continuing to move forward. Affected homeowners are being communicated with directly.

#### Architectural Review-Donald Robinson, Chair

- 1 solar@4604 Duffer Loop.
- 1 house painting @4308 Bunker Dr.
- 1 generator install @4418 Pitching wedge way.

#### Welcoming - Joyce Rowe

Left 4 flyers and had one home visit.

# Emails/New Subscriptions received:

New Subscribers: 3 Contacted Us: 5

ShoutOuts: 2

- Walmart Immunization Shots
- Walmart Immunization Shots Walk-ins

# Website Postings/Other:

- GHOA August 2023 Final Minutes
- GHOA September 2023 Draft minutes
- Regular monthly website updates

#### Street Captains - Cindy Bowser and Janet Phipps, Co-Chairs

Street captains will be utilized to deliver homeowner packets in the months of September and October.

#### **Old Business:**

None

#### **New Business:**

None

President Nancy Beatty entertained comments from homeowners present at the meeting.

Homeowner presented concerns of the increased amount of lily pads and algae in the cormorant point ponds.

Questions about the muscovy duck extermination in Cormorant Point. Contract is for \$500.00 not \$5,000.00 which was talked about in September.

Next Meeting Monday November 13, 2023 7:00 pm at the activity center.

Robert Schroeder made a Motion to adjourn. Donald Robinson Donald Robinson Second. Motion approved unanimously.

Members are encouraged to access the GHOA Website to reference the meeting minutes that are subject to approval, and to review the Restrictions, Covenants, and Standing Rules that apply to meeting discussions. www.ghoaonline.com