

QUEENS GRANT I, HPR

Board of Directors Meeting

March 6, 2024

HTA Staff Present: Ronda Durham, *Property Manager*

Members Present: Patricia Courtney, *President*
Ryan Beal, *Director*
Laura Slatton, *Secretary*

Owners: None present

Call to Order: The meeting was called to order on Wednesday, March 6, 2024, at 6:00 p.m. via Zoom. A Quorum was present.

Approval of Minutes: The minutes of the regular meeting held on January 3rd, 2024 were unanimously approved. Minutes will be posted to website. No meeting was held in February 2024.

Financials:

Income & Expenses – No questions on January 31, 2024 financials.

Wood Rot Loan – We will know in April where we stand with the payments from owners to better gauge the funds we have available for fence/gate repairs going forward. Appx. 50% of owners have paid their assessments in full and the remaining are making installments. We will pay \$25,503 from operating and \$53,199 from the reserve/loan account to the loan. Please see attached for more detailed summary for this decision. The Board made a motion and approved moving forward with these payments.

Old Business:

The wood repair is complete and the painting should be finished by the end of March.

New Business:

Reviewed the fencing, service gates, service yards and courtyards. Pattie provided a link with photos to the units that need repairs.

<https://photos.app.goo.gl/CDPHHsqo9EuKmyQQ7>

The Board agreed that the units need to be reviewed and repairs arranged by priority. A list would be created for owners when they want to know where their unit is in the rotation of

repairs. The Board will make a group decision on the order of the repairs to be made. The gates are a priority as they present a safety issue. There are different levels of repair from gates falling apart to simply bad hinges.

There are also -3- electrical service yards that need repair. The yard behind the pool is missing slats and the yard by 599 has been temporarily repaired by our contractor.

Funding will need to be reviewed for gate repairs as their appx cost is \$950-\$1,250 per gate. We anticipate there are 17 gates that need to be repaired sooner than later.

Overall, we have 54 service yards, 8 electrical yards and 74 gates. We can't possibly fix them all right away. As funds become available we would be able to repair over the next 2-3 years.

The Board will ask Swampgrass to quote on ground cover plants not to exceed \$2,000. Ronda will ask Estaban to quote pine straw. It has been controversial over pine straw verses mulch over the past few years. Mulch is much more expensive and needs to be refreshed often. The anticipated cost for mulch in QG I would be approximately \$10K based on previous quotes. We do not have the budget for mulch.

Swampgrass repaired over 20 irrigation areas that the Greenery never repaired during their time at QG I. His cost was minimal compared to what the Greenery would have charged us on irrigation repairs.

BOA Update: Carolina Asphalt has completed the pot- hole repair. The remaining asphalt repairs are dependent on weather. We are reaching out for the new date in the future.

QG II is heading BOA this year and John Smith will be representing them. The attached draft was written to help clarify and understand the BOA for owners. QG II will send to their members and the BOA can decide at next meeting if they would like to format and send to their own regimes. The Reserve Study is complete and will be presented at the meeting. The BOA needs to review that none of the regimes have really put away any money for future common expenses such as roads, pond erosion, mailbox repair. This was the first year that the common had liability insurance.

A newsletter was discussed to present the work accomplished over the past 6 months wood rot, magnolias replaced behind the pool area. Perhaps, incorporate more BOA common information in the newsletter.

The pool will be open on Friday, March 29th for the Easter weekend.

Next BOA Meeting: March 19th at 4:30 via Zoom.

Next Board Meeting: Wednesday, April 10th at 6:00 pm via Zoom.

Motion to Adjourn: The Board unanimously agreed to adjourn this meeting at approximately 7:00 p.m.

Approved by
Patricia Courtney, *President*

Approved Date:

