

DRCOA BOD MEETING

Call to Order – The meeting was called to order by Harford Field on December 4, 2022, at 4:39 pm.

Directors Present: Harford Field, James Duda and Kimberly Eschenbach

Establishment of Quorum – A quorum was established. Since this was the first meeting of the new Board, we determined the positions for the new Board:

President – Harford Field

Vice President – Kimberly Eschenbach

Treasurer – James Duda

Secretary – Kimberly Eschenbach

Approval of Agenda:

A Motion was made by Harford Field to go over old and new business from the owners meeting held on December 4, 2022. Seconded by Eschenbach and unanimously agreed.

Approval of Previous Minutes:

Previous minutes will be reviewed ~~and approved~~ prior to the next Board Meeting and voted on at the meeting.

Old Business:

1. Budget for 2023 Year was approved by the Board -ALL
2. Approved letter that was sent 436-unit owners on the painting of the exterior of the building on deck
3. Railing on 415 to be reviewed Kimberly Eschenbach (then final board approval)
 - a. Obtain letter from Trina
 - b. Get quote from unit owners of 415
 - c. Obtain two more quotes
4. Reserve study to be reviewed by James Duda (then final approval by the board)
 - a. Looking at the life of the items
 - b. Two to three quotes to be obtained
5. Obtain a listing of all vendors used on projects this year – to be reviewed and obtained by Harford Field

New Business:

1. Projects that carried over:

- a. Harford will call Sebastian to join him to look again at the tree at issue behind Bldg-10
- b. Harford to contact GBBG through Kristin to walk the open issues for Bldg-4-7 & 10 including warranty issues
- c. Harford to contact Jean for transfer of information including contractor contacts
- d. Harford to contact electrician to correctly repair exterior light for 417B
- e. Harford to follow-up on broken footer repair at Bldg-6; find contractor
- f. Harford to contact owners of 436 about deck painting and clarify division of responsibilities
- g. Harford to verify issue with 427B fireplace non-use with owner and Tate Fireplace service contractor
- h. Harford to F/U on 417 paint issue with Kristin/GBBG
- i. Harford to F/U damaged Lamp post at Bldg-9 to determine resolution
- k. Harford to initiate investigation of dues assessment basis beginning with DRCA/developer plat at county clerk's office plus original DRCA founding documents

2. Have committee volunteer positions -initial sign up taken at the 2022-unit owners meeting. Follow up with an email blast to the owners and have the positions on the website. Kimberly Eschenbach to coordinate. There were some owners that signed up at the meeting

_a. Landscape Committee

- i. Jean Tripi
- ii. Barbara Hall
- iii. Liz Donovan Davis

b. Finance

c. Governance

d. Maintenance

- i. Robert Eschenbach January till mid-April

e. Communication

- i. Barbara Hall

3. Look at the Rules and Regs and By-laws discuss at the next BOD meeting.

- a. The board in reviewing the document does not object to its content or intent but has agreed that is unnecessarily burdensome given our small association, being managed by volunteer owners, having a very small board at this time (three), and Georgia condo law, association by-laws/covenants that detail powers and responsibility along with legal precedent for fiduciary responsibilities and penalties are sufficient at this time and do not indicate the addition of a sworn statement."

- 5. Code of conduct review – tabled

- 7. Actively try and get two more board members for 2023 all BOD

- 9. Hold Quarterly meetings – all unit owners are welcome to attend – Kimberly to obtain rooms to hold the meetings in with the POA:
 - a. Saturday, March 11, 2023 10-12 Village Station -Wolf scratch Village
 - b. Saturday, June 17, 2023 10-2 Village Station -Wolf scratch Village
 - c. Saturday, September 16, 2023 10-12 Village Station -Wolf scratch Village
 - d. Saturday, December 2, 2023 2-4 Village Station --Wolf scratch Village

- 10. Other meetings may be held time to time by the BOD only via in person or phone

- 11. Access to the Disharoon Ridge email account for all board members – Harford to obtain and send it out to the new BOD. All communication will be agreed on by the group

Set Time, Date and Place of Next Board Meeting – The next Board of Directors Meeting is scheduled for Saturday, March 11, at 10-12 pm in Village Station – Wold Scratch Village

Adjournment – A Motion was made by Harford Field and seconded by James Duda to adjourn. The Motion was approved unanimously. The meeting adjourned at approximately 5:43 p.m.

Minutes Approved by the Board of Directors on _____.

Attested to by:

Harford Field, President

Kimberly Eschenbach, Secretary

SIGNED COPY WILL BE PLACED ON FILE

