

DRUOA BOD MEETING

Call to Order – The meeting was called to order by Harford Field on March 11, 2023 at 10:01am

Directors Present: Harford Field, James Duda and Kimberly Eschenbach

Establishment of Quorum – A quorum was established.

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.

Report of Officers

Financials

- Income \$7,118.66 MTD, \$30,727.48 YTD
- Late fees have been assessed 422 and 438
 - Interest will be assessed at 90 days at 18% 1.5% per month.
- 2022 bills have been paid.
 - Insulation cost
 - Gutter cleaning
 - Pest Control
 - Trash
- Electric work has been completed near building 8 and 9
 - Replaced lights on walkway to 435B
 - Open electrical issue DC power transformer is not working
- Review electric bill for 434 owner to submit as they were charged when the workers were painting the building

Old Business:

1. Approved letter that was sent 436-unit owners on the painting of the exterior of the building on deck received confirmation back from owner. They have been installed as of today
3. Railing on 415 has been approved and replaced
 - a. Once the wood has cured the railing will be painted
4. Reserve study to be reviewed by James Duda (then final approval by the board)
 - a. Various firms were reached out to by Harford and James
 - b. Separate meeting to be set to discuss the reserve, March 18, 2023
5. Obtained a listing of all vendors used on projects this year – this has been distributed to the board.

Old Business from December Meeting:

1. Projects that carried over:

- a. Harford will call Sebastian to join him to look again at the tree at issue behind Bldg-10

Action Taken: None needed the tree is fine and not in jeopardy

- b. Harford to contact GBBG through Kristin to walk the open issues for Bldg-4-7 & 10 including warranty issues.

Action Taken: Hardy board to be repaired – siding- still open

- c. Harford to contact Jean for transfer of information including contractor contacts.

Action Taken: resolved and issued to the board

- d. Harford to contact electrician to correctly repair exterior light for 417B and 429B

Action Taken: issue is under ground will meet with electrician again for a plan b for 417B, for 429B wire is commercial grade however meant for indoor use and will require electrician - OPEN

- e. Harford to follow-up on broken footer repair at Bldg-6; find contractor - OPEN

- f. Harford to contact owners of 436 about deck painting and clarify division of responsibilities

Action Taken: completed.

- g. Verify issue with 427B fireplace non-use with owner and Tate Fireplace service contractor

Action Taken Kimberly to follow up with Tate, then issue a letter to owner. OPEN

- h. Harford to F/U damaged Lamp post at Bldg-9 to determine resolution - OPEN

- i. Harford to initiate investigation of dues assessment basis beginning with DRCA/developer plat at county clerk's office plus original DRCA founding documents

Action Taken: Harford to go to the county to access records at the tax office, obtain the square from the county - OPEN

- j. Revive Architectural Review Committee

Action Taken: Obtain form used in the past as well as get examples of others, to discuss at next meeting.

- k. Walk around buildings to determine notifications that need to go to the unit owners ie, locked crawl spaces, decks being used for storage and furniture

3. Look at the Rules and Regs and By-laws discuss at the June BOD - CLOSED

- 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."

NEW BUSINESS

4. Have a clean up day April 15th rain date of April 22nd note to go out to unit owners

5. James to review with State Farm option of quarterly payments to reduce cost. Also actively look at other options ALL

6. Take trash removal down to twice a week during slow season, obtain days for trash pick up

7. New parking spot signs have been placed at Building 4 and 5. Work will continue buildings 6 and 7 should be completed by early April

8. Kimberly to take pictures of drain issue at building 9 parking spot as well as the pot hole in front of the condo section/ Send to ask the POA

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, June 17, 2023 10-2 Village Station -Wolf scratch Village
 - b. Saturday, September 16, 2023 10-12 Village Station -Wolf scratch Village
 - c. Saturday, December 2, 2023 2-4 Village Station --Wolf scratch Village

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

9. 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, June 17, at 10-12 pm in Village Station – Wolf Scratch Village

Adjournment – A Motion was made by Harford Field and seconded by Kimberly Eschenbach to adjourn. The Motion was approved unanimously. The meeting adjourned at approximately 12:11 p.m.