

# **DRUOA BOD MEETING MINUTES (preliminary)**

**June 13, 2026**

**Wolfscratch Village Station Rm. A**

## **Call to Order**

by Harford Field, President, at: 10:01

## **Proof of Notice of the Meeting**

Proof of notice verified (posted via email system and in DRUOA binder)

## **Establishment of Quorum & Directors Present**

Attendees: Harford Field, Jean Tripi, Shirley Hensley, Tim McGraw and Nick Tripi

## **Approval/Reading of October Board Meeting Minutes**

Motion to waive reading of the minutes and accept as written by Jean Tripi and Shirley Hinsley seconded. Passed Unanimously.

## **Report of Officers**

- Treasurer
  - See attached report. Treasurer reported a current strategic plan in purchasing the CD's which shelter our Reserve funds. Staggering the purchasing of CD's during each month of the year will assure availability of liquid funds year-round to cover emergency expenses yet optimize interest revenue. There was also optimism in the growth of the Association's Reserve Funds soon reaching the recommended 70%. When this percentage is reached, reductions in assessment fees may be considered.
- Secretary
  - Nothing at this time.
- President
  - Telephonic meeting with NowackHoward in May to kick-off representation. Focus on review and updates to governing documents. Legal review during month of June while Field and Tripi to review for input to legal team.
  - Major issue going forward is how to address the large number of fireplaces that failed safety inspection.
- Maintenance (Nick Tripi)
  - See attached status report.

## **Old Business**

- Water shutoffs are owned by Utilities, Inc and it was suggested to add crawlspace piping for unit shutoff. Field wrote email to Utilities, Inc about allowing professional usage such as plumbers and emergencies and planned valve replacement for Bldg-4 but no response. Will escalate contact attempt. Consider one-time special assessment in annual owners meeting in 2026 to add owner shutoff valves. Nick Tripi to follow-up to make contact. OPEN
- Shirely Hensley updated the board on investigation regarding adding a trail pathway feasibility and designs of potential walking trail around DRUOA as a proposed amenity improvement.

Feedback from BC Trail Committee indicated we would be best served by having our own private trail, if we want one. Trails committee seems a poor choice since trail would then be published with BC community access resulting in excess parking traffic locally. Issues with Trail Committee and POA coupled with maintenance costs lead board to table this until a future date. CLOSED

- Harford Field suggested updating our Reserve Study after so many changes and updates the last three years and implemented June, 2023. Professional recommend every 3-5 years, as well. Will arrange for an updated analysis quote and add to 2027 budget. OPEN

## **New Business**

- New signage for EMS/911 created and approved for installation. It was suggested the new signs be placed on posts (repurposed if possible) closer to the roadway for visual ease of Public Safety vehicles, owners, visitors and service vendors OPEN
- Investigate adding drip pans to crawlspace blowers for collecting condensation to prevent mold development. Nick Tripi to add action as part of ongoing maintenance list. OPEN
- Fireplace problems to be addressed by Special Executive Board Meeting in July. In light of recent inspection results of fireplaces, the board will be placing temporary ban on all fireplace usage with notice sent by mail & email including rental management groups to include request to remove all combustible fireplace materials. Information from fire marshal, county building code enforcement, legal counsel and vendors to be gathered then Special Meeting will be called to discuss how best to move forward in the Owners best interests and safety. OPEN
- Secretary Kathy Shiplett is unable to fully serve on the board for personal reasons. Board agreed to have Shirley Hensley as Acting Secretary for the balance of the 2026 term with help from Filed & Jean Tripi. CLOSED
- Two versions of By-Laws found but only one was approved and filed with county clerk, but requires modifications to be in line with modern Georgia code including right to us electronic correspondence per the Georgia Uniform Transactions Act, Title 10, Chapter 12. CLOSED

## **Adjournment**

Hensley moved to adjourn and Nick Tripi seconded. Unanimously agreed to adjourn at 11:37am.

Prepared by Harford Field, 6/13/2024

**REPORT OF THE DRUOA TREASURER, JEAN TRIPI****ENDING May 29, 2026**

Bank OZK Checking Account Balance On Hand May 1, 2026 \$27,235.82

**Receipts May 1 Through May 29, 2026**

|                                          |            |                    |
|------------------------------------------|------------|--------------------|
| Assessments/Wire Fee (\$1127/ZELLE/June) | \$7,746.00 |                    |
| Transfer Fees                            |            |                    |
| Closing Letter Fees                      |            |                    |
| Total Receipts                           |            | <u>\$7,746.00</u>  |
| Total                                    |            | <u>\$34,981.82</u> |

**Disbursements May 1 Through May 29, 2026**

|                                  |            |                   |
|----------------------------------|------------|-------------------|
| Administration/Office Supplies   | \$200.00   |                   |
| Grounds Maintenance              | \$947.05   |                   |
| Exterior Maintenance             | \$262.99   |                   |
| Insurance                        | \$2,367.66 |                   |
| Professional Fees/Taxes          | \$1,200.00 |                   |
| Reserve Fund Deposit/CD Purchase | \$3,693.42 |                   |
| Total Disbursements              |            | <u>\$8,671.12</u> |

Variance \$26,310.70

Balance On Hand In Checking Account May 29, 2026 \$26,310.70

Balance On Hand In Checking Account May 1, 2026 \$27,235.82

**Reserve Fund**

|      |             |
|------|-------------|
| CD 1 | \$15,444.32 |
| CD 2 | \$10,355.05 |
| CD 3 | \$10,116.93 |
| CD 4 | \$15,472.13 |
| CD 5 | \$10,241.59 |
| CD 6 | \$10,196.18 |
| CD 7 | \$10,197.26 |
| CD 8 | \$10,163.40 |
| CD 9 | \$15,043.62 |

Reserve Fund Holding Money Market \$17,644.10

Total \$124,874.58

Fire Deductible/s (\$5000 Per Occurrence) Money Market Account \$10,036.43

Savings Account \$108.77

Total DRUOA Bank OZK Account Balances On Hand May 29, 2026 \$162,255.60

**2026 Expenses**

|                                     | Budget              | Actual      | Variance    |
|-------------------------------------|---------------------|-------------|-------------|
| Administration/Office Supplies      | \$3,083.00          | \$1,060.03  | \$2,022.97  |
| Insurance                           | \$28,712.00         | \$11,838.30 | \$16,873.70 |
| Grounds Mainenance                  | \$27,429.00         | \$7,591.33  | \$19,837.67 |
| Building Mainenance                 | \$22,545.00         | \$14,435.05 | \$8,109.95  |
| Professional Fees/Taxes             | \$8,035.00          | \$1,965.00  | \$6,070.00  |
| Reserve Fund Deposit                | \$44,321.00         | \$18,467.10 | \$25,853.90 |
| 2026 DRUOA Approved Budget Total    | <u>\$134,125.00</u> | \$55,356.81 | \$78,768.19 |
| 2026 DRUOA 38 Unit Assessment Total | <u>\$134,125.00</u> | \$80,944.00 | \$53,181.00 |

## 2nd Quarter Maintenance Report

### OLD BUSINESS

- Leaves around all buildings and center island have been removed to prepare for pine straw application
- A board was installed alongside the steps at 415B to divert water from covering the steps
- Posts and railings with flaking paint have been touched up
- Screening has been installed between the deck drain outlets at unit 421 & 422 to prevent squirrels from nesting
- Gutter support brackets have been installed on the left side of building #9
- Gutters and downspouts have been installed on the fronts of buildings 6-10
- Pine straw has been spread behind buildings 8 & 9
- Two dead pines have been removed, one from the front of building 5 and the other at the back of building 6
- An internet cable at the front of building 9, which had been above ground since 2022, was buried
- Hoses were installed on the new downspouts on buildings 6-10
- Sewer drains at buildings 4 and 9 were cleaned out
- The trash hut (inside and out), concrete sidewalks at 427B and 429B, parking stops at buildings 7 & 8 and a section of the retaining wall at building 8 were power washed
- A leaning pine tree at the front of building 8 was supported with dirt
- Cold patch was added along the side of the retaining wall where it meets the parking lot to help water drain better *at building 5*

### NEW BUSINESS

- Suspected honey bees in a gutter at unit 434, called Arrow to have it looked at
- Chris to lay pine straw after recent rains held him up
- Flaking paint will continue to be touched up on walkways
- Golf course maintenance will remove the white stakes behind building 6 left after a tournament
- Need to obtain quotes to paint building 10 next year, last painted in 2019
- Continue trimming and removing dead trees
- Need to decide best way to install 911 building signs
- Need to cut groves in asphalt at building 4 and at the walkways at buildings 8 & 9 for better water drainage
- Need to obtain and present options to owners who have unusable fireplaces
- Need to meet with fire department, Ricky Jordan, for advice regarding unusable fireplaces
- Need to determine how to prevent both owners, tenants and guest use of unusable fireplaces