

## **Colonial Manor HOA Board Meeting minutes January 23, 2024**

### Attendees:

President Dave Grant  
Treasurer Aaron Wolf  
Secretary Rob Faulconer  
Trustee Anthony Hurr  
Trustee Tim Hendricks

AGENDA Call to Order: Dave Grant, President

Reading of previous meeting notes from our annual meeting: Minutes approved by unanimous vote.

Budget: Proposed \$40 early pay discount for 2024. Reviewed and approved 2024 Budget by unanimous vote.

Delinquency of current homeowners: A unanimous decision was made to send an attorney letter for collection to all those homeowners over three years delinquent after this year's billing.

New tree purchase from our current landscaper: A unanimous decision was made to get additional bids for replacing trees and to increase the budget with the anticipation of additional trees needing replaced.

Post card issue: The cost for postcards increased due to delays in mailing and second notice needed, we will also moved the postcard expense to postage budget line.

More community events: It was discussed that we would like to have more community events and need to recruit a party planner.

Website redesign: It was discussed to have someone help redesign our current webpage to fix a current email issue and possibly add docusign, which can be used to collect signatures for any changes to the bylaws. Money was added to budget for this expense.

Entrance Lot: Discussed possible acquisition of the lot at 1 Hollytree Drive. We will contact the current owner to see if they are willing to sell the land for us to develop into a community space.

Renter Restrictions: Will attempt to collect signatures to get approval on changing the bylaws on capping the amount of renters in the community.

Other Issues: We discussed making a change on the board meeting 4 times a year.