**January 10, 2023**

**Opening: 7:04**

Attendance includes: Dave Reyburn, Jessie Hayles, Jackie Griffin, Joe Folsom, Brad Blood

Guests: Nancy Smith, Marlon Brown

**Approval of Minutes:**

 December minutes reviewed, Jessie motions to approve.

 Joe seconds, minutes approved

**Administrator Report:**

* Vanessa ill, no admin report available

**Treasurer:**

See (attached) financial report for details:

* Jackie was not able to get all bills from Vanessa in time
* Report incomplete, bills paid, dues still coming in
* All Brite Services have been paid in full

Jackie motions to amend the budge to reflect that most dues have been deposited in 2023. Currently, the budget looks like we underestimated anticipated income.

* Question raised: what do by-laws require of budget? Calendar year vs fiscal year?
	+ Jessie seconds motion to make proposed changes to reflect actual income and capital expenditures (ABS) paid in January
	+ approved

**President Report:**

* Patrisha has resigned from board
* Outbuilding: attorney has filed with court
	+ Awaiting communication to determine outcome. Estimated cost for litigation nearly $25,000
* Dave has copies of all letters of communication with Kapke – these need to be saved in Google Drive for easy reference
	+ Dave to work on compiling outline of dates and actions

**Pool:**

Permit fees have been paid

Has anyone touched base with Mike Marra re: winterizing sprinkler system?

**Landscaping:**

* Jackie has agreed to draft and contact 3 companies for all-inclusive bids for spring cleanup, mowing, weed control, fertilizer, mulch, leaf cleanup etc.
* Current bid discussed, not sure if all have been completed as outlined in bid, $1600 for season

**Architectural Review Committee:**

No livestock

No chickens allowed – per restrictions

One application for deck was approved

**Social/Website:**

Pool phone number 816-214-5234

* Jessie to resume updates to website

**Old Business:**

* Patrisha has resigned per position as board member
* Per by-laws, need 5-9 board members, currently have 6 total members (Dave, Joe, Jessie, Jackie, Brad, Jennifer)
* Need 4 officers (President, Vice President, Treasurer, Secretary)
	+ Joe brought up discussion that per by-laws, we should vote/elect positions every December. All 4 positions should serve one-year terms as an officer

**New Business:**

* Dave to get Line of Credit documents to Jackie to scan into Google Drive
* Late fees for dues enforced after first quarter, 3/31 ($10/quarter)

**Adjourn:**

Jackie motion to adjourn

Brad seconds

Adjourned 7:40pm

