

Parker Homestead Homeowner's Association

Board Meeting Minutes Tuesday, December 7, 2021, at 6:30 via ZOOM

DATE AND TIME

A meeting of the Parker Homestead Homeowners Association Annual Meeting was held on Tuesday, December 7, 2021, at 6:30 PM via Internet ZOOM.

CALL TO ORDER

Manager, Brown called the meeting to order at 6:35 PM.

Directors Present: Chris Guyer (President), Kevin Grogan (Treasurer),
Jimmy Hawkins (Secretary)

Also present from Teleos Management Group was Heidi Brown,
Community Property Manager

Homeowners – See sign in list

PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Manager disclosed that the Annual Meeting Notice, Proposed 2022 Budget and Proxy were mailed to 60 homeowners of record on November 15, 2021. Manager received 6 proxies for quorum purposes and had 10 homeowners attend the zoom call.

HOA bylaws state – Except as otherwise provided on these Bylaws or the Declaration, Owners present in person or by proxy at any meeting. The manager announced that the quorum requirements had been met for the meeting.

APPROVAL OF September 28, 2021, MEETING MINUTES

Manager presented the September 28, 2021, Annual Meeting minutes to the Board of Directors.

Upon a motion duly made by Director Kevin, seconded by Director Chris, and upon Vote, the September 28, 2020, Meeting minutes were unanimously approved.

APPROVAL OF THE THIRD QUARTER FINANCIALS

Manager presented the Third Quarter 2021 Financials to the Board of Directors.

Upon a motion duly made by Director Jimmy, seconded by Director Kevin, and upon

vote, the 2021 Third Quarter Financials were unanimously approved.

OLD BUSINESS

LANDSCAPE

Manager presented to homeowners that there were many landscape items that needed to be attended to, however the cost was greater than we must complete. The list separated into three buckets. Dead need removed, dead and need to be replaced, and other items such as missing items for various reasons. Spring management and board will walk the property and create the list of items that will be removed and move on from there as we can.

Manager reported that homeowners who are missing trees or have dead trees in their front yards received a notice in October and because of timing, the board has agreed to table this til January 2022. Mid-January homeowners will receive a courtesy letter to have their plan in place for removal/replacement for Spring 2022.

NEW BUSINESS

RATIFY 2022 BUDGET

The proposed Budget for 2022 was distributed to the homeowners in advance. The 2022 budget did not require an assessment increase. Moneys were rearranged to Budget items like landscape that were needed, increase in General legal for review and And update on rules and regulations, eliminated holiday lights.

Following discussion, upon a motion duly made by Director Jimmy and seconded by Director Kevin, and upon vote, the 2022 budget was unanimously ratified.

ELECTION OF ONE OPEN BOARD POSITION

Manager stated there was one open position on the board for 2022. Mark Daughtery Introduced himself for consideration for the position.

Manager called for nominations from the floor. There were none.

By acclamation the following homeowners: Mark Daughtery was elected to the Board of Directors position.

RESIDENTS FORUM

A homeowner wanted clarification on cars parking opposite of traffic and in front of fire hydrants. Manager stated she would send out a notice to homeowners to park correctly.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:56 PM.

Respectfully submitted,

By: Mark A Daugherty