



Board Meeting Minutes

January 9, 2024

Call to Order: 6:00 pm

Board members present: Michelle Wells, Gary Chullino, Joe Fennesy, James Towler

Minutes: The minutes from the December meeting were approved.

Old Business

1. Retention Lot Sale: Joe awaiting feedback from our accountant regarding tax implications. Gary to ask attorney if sale would impact our non-profit status. With those answers, we'll know if listing the lot with a realtor makes sense.
2. Grinder Pump Main Line Transfer to City: City did walkthrough of the properties. Awaiting feedback from the City's Water Utilities group which could take "several weeks".
3. Insurance: Board approved \$3366 payment for American Family's Platinum level which includes coverage for non-monetary damages. Directors & Officers coverage remains at \$1,000,000.
4. Georgian Traffic Study: In response to a homeowner request to revisit the issue of excessive speeds on Georgian Dr, Gary obtained information from the City. To initiate a new traffic study, 50% of homeowners on Georgian Dr need to sign a petition. If the study indicates speed humps are appropriate, 75% of the same homeowners would have to agree. Gary to request the petition paperwork from the City.

New Business

1. Treasurer's Report: Reviewed and approved Dec report. Nine homeowners still owe 2024 dues. Gary to send a bcc reminder message regarding the potential of \$100 monthly fines.
2. Activities Committee: Board reviewed and approved the updated Committee and Welcome Wagon guidelines
3. Website Security: GoDaddy no longer provides free SSL/https protection. Board reviewed options and approved the \$99 purchase of 1-year SSL protection from GoDaddy to afford time to determine a longer term path regarding our webhosting provider. Scoop and Board minutes on website will be reduced to one year. Financial information will be removed and the Scoop issues will be "sanitized" to remove any potentially sensitive information.
4. Directory Distribution: The quarterly distribution will be an alphabetized .PDF version with E-mail addresses excluded.

Tabled Business

1. CAP Revisions
2. Bylaw Revisions

Adjournment: 7:19 pm

Next Meeting: February 13, 6:00 pm @ Creighton's