

RHODEN HILL HOMEOWNERS ASSOCIATION  
MINUTES OF THE BOARD MEETING  
September 7, 2023

The meeting was held at the management office, 1990 Village Green Way Suite 3. A quorum was established with Board members Margaret Mooney, Frank Simons and Mitch Drew in attendance and the meeting was called to order at 1:01pm.

The minutes from the 1/23 annual meeting, 1/24 Board meeting, 3/8 Board meeting, and 5/2 Board meeting were reviewed.

Motion to approve the minutes as presented: Frank Simmons

Second: Margaret Mooney

Vote: All in favor

The financial report as of September 6<sup>th</sup> was reviewed and it was suggested the reserve funds be segregated. The Board decided to invest \$5,000 in an 8-month CD.

It was noted the entrance landscaping was in need of replacement and there were still funds budgeted for annuals. Capital City Lawn Care was recommended as a contractor and it was suggested the landscaping be done in stages. Pinestraw was also needed twice a year. Concerns about the frequency of mowing and services not being done as scheduled were raised so the maintenance contractor was asked to confirm how often they were coming.

The gate was in need of washing so estimates were requested. The vacant lot mowing was scheduled for twice a year in February and August with a note announcing the schedule planned for the annual dues letter. The frequency of meetings was discussed and it was decided to hold three meetings a year with the next meeting tentatively scheduled for November 1<sup>st</sup> at 1:30pm to review the 2024 budget.

New house plans were expected soon for lot 16 and the driveway location was discussed along with the need to paint the porch rails on lot 4. The streetlight bulb replacement project was discussed and it was suggested to put in direct replacement LEDs which would be cheaper. Issues with the gate system were discussed and it was requested the management company connect directly with Dan Scheer to resolve them. An estimate for installing a connection that would allow programming if the phone system was deactivated was requested and it was suggested extra codes be entered. It was noted the light posts were in need of painting so an estimate was requested to so it could be included in next year's budget. The need for privacy screening on the side of the pool on lot 11 was discussed.

Meeting adjourned at 2:20 p.m.