

GL-LB-BAR HOA INC  
HOA HOMEOWNERS MEETING

December 4, 2021

LIVE FEED ON FACEBOOK PAGE SATARTED AT 2:03 PM (nine people online to include President Geoffrey Miller and Technical Support Matthew Cox)

MEETING OPENED AT 2:04 PM (14 in attendance to include President Geoffrey Miller, Treasurer Liz Schrieber, Technical Support Matthew Cox, and three dule homeowner members (i.e., spouses).

**POSITIVE ACHIEVEMENTS:**

A big thank you to all involved with fence repairs and playground repairs.

A huge shout out and thank you to all who helped and are helping with the trees that came down in the storms in July. A portion of those trees are still being worked on, but they are not imposing any danger with what remains for cleanup.

Identified overpayment to Azalea Lawn Care. As of a meeting on December 3, 2021, between President Geoffrey Miller, Jonah Vitolo (owner of Azalea Lawn Care), and Treasurer Liz Schrieber, Mr. Vitolo was satisfied with the evidence of the cancelled checks from 2020 through October 2021 as proof of the overpayment.

**FINANCIAL:**

Was turned over to Treasurer Liz Schrieber who stated there were five invoices returned as non-delivered because of wrong addresses for homeowners. Then turned Liz turned the discussion of finances over to Kristen Tucker who has been helping clean up and reconcile QuickBooks.

Kristen Tucker: all information given to her was the working copy of QuickBooks and the corrupted copy of QuickBooks that Liz had received from the previous HOA Board and copies of the 2020 and 2021 bank statements. Kristen continued to explain the different documents that were provided for the meeting (not posted on the Facebook page prior to meeting). Once all duplicated invoices for each customer (homeowner) are cleared up there will be a clearer understanding of how many have not been paying and for how long as well as the actual amount of what did come in. This fix will then assist in moving forward on the overall budget for the HOA. The Invoices amount on the financials that were available are a little off because of this duplication of invoices. The Expenses have been reconciled from January 2020 through October 2021. Prior to January 2020 QuickBooks had not been reconciled. Ms. Barbra Sayer stated she had only used QuickBooks for the invoices for the years she was President, and that Mr. Neil Harrison was the one who set up the original QuickBooks for Mr. Jerry Stocker. The Software for QuickBooks was updated to 2021 software, but the history for the HOA shows back to 2017. However, the only reconciliation has been done for January 2020-October 2021. The financial reports printed for the meeting show a memo of where monies are coming and going to. The double payment to Azalea Lawn Care can be checked again and Kristen will post an update to assist in the clarification of the matter in question.

**ADDRESSES:** Lack of current addresses for homeowners can be found through the Assessors office. Legally the homeowners must have an address on file.

## **2022 GOALS:**

Aesthetics of the common area fences: right now, the money is not available to have them professionally cleaned. Some suggestions: use water from houses that are along the perimeter of the fences to use pressure washers. Borrow a four-wheeler with portable water tanks and pumps.

Purchase a spray on cleaner and use a hand pump for application and rinse. What is best cost-effective method: a beautification/clean-up day over a weekend, concern is the voiced opinions of why pay dues then? Must keep in mind that all services are going up regardless, therefore the HOA must stay up with the cost change

FOR THE RECORD: Ms. Barbra Sayer wanted to clear the air about her personal status with Jonah Vitolo (owner of Azalea Lawn Care). He is only the father to her grandbaby, there is no other blood relation or family connection between them.

DUES:

Was requested that Dues should not go up just because too many homeowners are not paying. Would prefer to see that Dues go up because of evidence that maintenance of common areas is also going up.

Clarification of HOA being a Non-Profit: in the past it has been stated that because the HOA is a nonprofit a balance cannot be carried over, the account must be at or close to zero balance. This claim is false: When Liz had the 2019 Federal and State Taxes amended and the 2020 Federal and State Taxes filed, she asked the tax attorney about this claim. The tax attorney said that if the years expenses are paid in full any money left in the account will not be penalized. Yes, fundraising is permitted but may have some stipulations on what kind of fundraising is allowed, will need to investigate this option further if we go this route.

GOAL 2022 PLAYGROUND:

Ground coverage: would like to look back into the rubber mulch or rubber pads

Will be from a reputable business to ensure the liabilities of the playground are still covered with the insurance.

DUES INVOICES: will be coming out in December for January 1, 2022, due date. President Geoffrey feels this is an appropriate amount of time.

Will be double checking By-Laws and Covenant for the timeline of dues and will follow those guidelines.

What are some possible online options for payment? Will investigate what QuickBooks itself has available, discuss continuation of PayPal. A suggestion of Melio (check spelling) which is a no charge-based program that can be or is integrated into QuickBooks. Usually only a fee if Debit and Credit Cards are used. But it has the options to work well with QuickBooks for easier tracking of payments. Suggestion of stating the percentage of late fees on invoices moving forward as a safety net on possible legal actions to the HOA on due collections from those who are behind on payments.

IF YOU WANT EMAIL NOTIFICATIONS PLEASE LET US KNOW WHAT YOUR EMAIL ADDRESS IS. UTILIZING THE HOA EMAIL IS THE BEST OPTION FOR COMMUNICATION MOVING FORWARD. THE FACEBOOK PAGE WILL BE USED BY THE HOA BOARD AS QUICK REMINDERS OF MEETINGS OR OTHER SUCH INFORMATION OF NEIGHBORHOOD CLEANUP DAYS OR ACTIVITIES.

BARRINGTON DUES QUESTIONS: Amendments were posted on the Facebook page by a homeowner at one point now those amendments are not found, and many are truly curious what they said about Barrington paying \$60 in dues rather than the \$125 like everyone else. This is something the HOA Board is still looking into.

RAISING DUES QUESTION: Are raising the dues going to be held off until everyone has paid, to include current past due homeowners, or is the Board just going to jump right in with the HOA dues going up? The Board is going to wait until QuickBooks is fully reconciled and

duplication invoices cleaned up and use the current dues as a calculation of what the full amount of income is just on dues. Then compare this amount to what common area lawn care maintenance bids are as well as property taxes, liability insurance, and other necessary expenses are and decide. But as of right now dues for 2022 are projected to be \$125 and \$60. ALSO, HOA DUES ARE NOT ROLLED INTO YOUR MORGAE.

ELECTIONS: As for right now all Board seats are open for nominations. If you or someone you know are interested start contacting the current Board, via email, with the nominations. Look for more information to come on this information which will include timeframes.

Do not have to be a homeowner to be on the board and anyone can come to HOA Meetings. Will send out the paragraph that states this.

#### SUB COMMITTEES:

Would also like to set up Sub Committees, like a welcoming committee and Architecture committee.

Shouldn't have to be voted on to be a member of these communities. Should be able to have three or four people come together with names, present them to the Board and have Board approval to move forward.

HOME MODIFICATIONS: some modifications may deter future homeowners, therefore moving forward on the current solar panels request is being done with caution and the future in mind.

Some members have bigger concerns about property care than they do of solar panels being put onto a home.

#### QUESTIONS/COMMENTS:

Financials will be posted on the Facebook page later. When Kristen lets Liz know when final cleanup is completed the final financials will be posted.

Suggestion: Ms. Sayer had a good response for requesting early payments for HOA dues when she asked. Provide the online options for the payments as well.

Post Board Members and Owners (Liz does not have anything else with this in her notes.)

MEETING CLOSED AT 3:04 PM