**ATTENDANCE**

|  |  |  |  |
| --- | --- | --- | --- |
|  | Chris Satterfield, President | X | Joe Perez, Vice President |
| X | Marsha Bennett, Secretary | X | Riley Bair, Treasurer |
| X | Angela Carter |  |  |

**CALL MEETING TO ORDER** – The meeting was called to order at 6 pm.

**APPROVAL OF BOARD MINUTES** – The minutes were approved written.

**TREASURER’S REPORT**

* Financial Reports – At the end of July Current Assets are $68,484. July Net Income was -$8,669. Year to date Net Income was $39,755.85.
* Delinquency Report – The Delinquency Report at the end of July showed that 31 residents or 10% have not yet paid their 2024 dues. The total delinquent amount is $13,047. Twenty-five homes, 3 which are leased, have not yet paid. Another 2 did not pay last year’s dues, while 4 have not paid dues for more than two years. There was a discussion without conclusion regarding how to manage delinquent dues in 2025. We need to determine how we can deal with emergencies and build a contingency fund. It was suggested that this be discussed at the September Members’ Meeting.

**OLD BUSINESS**

* 2024 Goals – Incomplete
  + Rockwell Fence –  We are going to contact Montague/Sonador to learn how they manage the upkeep of their fence along Rockwell. This should be discussed at the Members’ Meeting.
  + Landscape Beds / Native Grass along Rockwell – We are going to wait until the fall to determine how the landscape beds should be managed.
  + CCR and Bylaws Revisions – Joe is going to begin to investigate the Bylaws to recommend changes.
* Violation Management – Angela Carter is working with Cathy Wooten on identifying, reporting and following up on Violations.
  + Architectural Design – A request for a shed was discussed and will be denied as the shed’s purpose was described as being for a office and living spaces. It was described having a height of 10+ feet,
* Common Area Projects
  + Lighting Entrances – Angela Carter is looking into the cost of installing light posts at our Rockwell entrances.
  + Landscaping – Marsha and Angela Garcia are working with the landscaping company to ensure that they fulfill their contract.
  + Water Management/Pond – Marsha reported that Angela Garcia has reached out to the Water Management company to verify who is managing the account and to hold them accountable.
  + Tree and Bush Maintenance – We are obtaining quotes and considering the best timing to cut down dead trees and bushes.
* Wetlands Obstruction – We are continuing to seek quotes to remove our wetlands obstruction.
* Section Representatives – After discussion, it was recommended that this be presented at the Members’ Meeting.
* Neighbors’ Night Out – Riley reported that he has registered the neighborhood for the Tuesday, September 10 event. It will start at 6 pm. He is going to investigate obtaining at least one food truck.
* HOA Laptop -Riley brought the HOA laptop. Marsha will begin to transfer the data.
* Broken Fence by Pond – Marsha reported a broken fence by the pond. Joe will look into replacing it.
* Conversation with Sonador/Montague – Marsha will contact Sonador/Montague with our list of questions and report at the next meeting.
* Neighborhood Decorations – It was suggested that we investigate renting decorations for the Rockwell entrances.
* Facebook Access Change – Chris – No discussion.
* Soccer Field – Riley has purchased nets for the soccer field and is in the process of installing them.

**NEW BUSINESS**

* Membership Meeting, Northwest Library – Marsha will schedule a Members’ Meeting for one of the last two weeks of September, the 21st or 28th.
* Next Meeting – Due to the holiday and the Neighborhood night out, it was suggested that we hold our next Board meeting on September 16th.

**ADJOURNMENT** – The meeting was adjourned at 8 pm.