

# **D3C Greenwood Lakes HOA**

Meeting Minutes  
October 3, 2018,

## **Opening**

The regular meeting of the D3C Greenwood Lakes HOA was called to order at 6:32pm on October 3, 2018, at the Greenwood Lakes Library by President, Scott Barber. It was confirmed that the meeting date and time were posted at least 48 hours prior to the meeting. It was communicated that the Roberts Rules of Order will be followed at all meetings.

## **Present**

President Scott Barber, Vice President Colleen Barber, Treasurer Mike Saddler, Secretary Nancy Saddler, Mickey and Mike Bono from Bono & Associates

## **Old Business**

President Scott Barber updated the association members of where we started financially before approving to bill home owners from 2015-18. From 2015-18 there was a split between owners who owed and owners who paid up. In order to pay the bills for maintenance and insurance of the front entrance, it is important to get the dues caught up.

We were in violation of our association agreement pertaining to the needed maintenance of our common areas. We are still looking at quotes at this time. We have gotten permission for access to these areas.

The lights in the front entrance were partially inoperative and in need of repair. Some of the lights have been changed to LED. The lights that light up Greenwood Lakes walls on both sides will need to be addressed.

## **Approval of Minutes**

The minutes of the previous meeting were unanimously approved as read.

## **Treasurer's Report**

September's report was presented by Bono & Associates and approved as presented.

## **Management Report**

Accounting Status-10/3/18: Bono & Associates updated the board of the most recent balance. Since it has been 30 days since the first invoices went out, reminder notices will be going out to all unpaid home owners.

Intent to Enforce Notice: President Scott Barber informed the association members that a letter of intent to enforce rules and covenants will be mailed to all home owners.

Bono & Associates stated that the new website is up and running. You can access it at [GreenwoodLakesD3C.com](http://GreenwoodLakesD3C.com)

### **Covenant Enforcement**

The Board reviewed the violation report and agreed to proceed with violation letters.

### **ARB Requests**

President Scott Barber communicated that we are looking for members to form the ARB committee.

### **New Business**

Vice President Colleen Barber and Secretary Nancy Sadler will be switching positions, Nancy will assume the role of VP and Colleen as Secretary.

Landscape Proposals are under review

Street light on Birgham was reported to Duke Energy to be repaired.

### **Open Forum**

Question was raised “how are we getting the word out that there are now meetings”? The Board explained that there was first a letter announcing a change in Board Members with a meeting date of September 5, 2018 at 6:30pm. A welcome letter was mailed out to every home owner with their invoices from Bono & Associates which included the next meeting date of October 3, 2018 as well as the front entrance sign was updated a month ahead of time.

Question was raised about putting speed bumps on Queensbridge Drive. Board explained this was an issue to be taken up with the County.

### **Agenda for Next Meeting**

Status update.

### **Adjournment**

Meeting was adjourned at 7:21pm by President, Scott Barber. The next general meeting will be Wednesday, December 5, 2018 @ 6:30pm.

Minutes submitted by: Colleen Barber, Secretary

Approved by: