

WORTHINGTON

COMMUNITY ASSOCIATION, INC.

Budget & Board of Directors Meeting

August 21, 2019

Panther Trace II Clubhouse

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order by President, Jim Bishop at 6:30 p.m. Board members Kaali Cohen and Joe Cavanaugh were also present, therefore a quorum was established. It was confirmed that timely notice occurred. Jeana Wynja represented McNeil Management.

2. Approval of Minutes

The manager presented the board meeting minutes from May 15, 2019.

On Motion: Duly made Joe Cavanaugh, second Jim Bishop, carried unanimously.

Resolve: To waive reading of the minutes and approve as presented.

3. Management Reports - Manager presented Financial and Management reports. The Board decided to send a Final Notice for Unit ID #'s 9633 and 9636. The Board inquired if the invoice has been received yet from the Association's attorney for Unit ID 9550, and if so, can the Association assess the owner for the fees incurred; manager to reach out to Association's attorney.

4. Business Items

Owners Questions: Owner question about the HOA's shrubs growing onto his property; manager indicated that owners have the right to trim up to their property line. Owner commented that they believe a group home is being operated in the community; Board asked owners to gather more substantial evidence of such (need a solid case before sending to Association's attorney).

Presentation by National Exemption Services (sub-metering): Irna from NES presented information to the Board to consider sub-metering service. This would enable each owner to pay for their own water usage. NES provides full service, including but not limited to installation of the meter equipment (most are completely wireless and range from \$125-\$250), financing for the equipment, meter reads, reports, billing, collections, online portal for the Board, and owners online portal. Irna spoke of various warranty options for equipment and labor. She spoke of functionality of equipment; meter sends alerts; meters have a life span of 15 years. Owners asked about the billing fee; undetermined until NES can present a proposal. Irna stated that CPI (consumer price index) will become a factor. It has been determined that water shutoff for each home is generally located in the garage. The Board will gather some additional information required for NES to submit a proposal.

2020 Budget: The manager presented the Affidavit of Mailing that the notice about the 2020 Budget Meeting was mailed to all owners on July 31, 2019. The Board requested to see 4 variables for budget; leaving the dues flat at \$170, or increasing to \$185, \$190 or \$200. Board discussed that \$185 would be a reasonable increase at this time, however, they also stated that if the increase to \$185 is not enough, then they will need to fully fund the budget in 2021.

On Motion: Duly made Jim Bishop, second Joe Cavanaugh, carried unanimously.

Resolve: To approve the 2020 Budget, to increase to \$185 per month.

Center Island Landscaping Improvements: The manager presented a proposal to the Board. The Board decided to hold off on improvements at this time, however they would like the manager to inquire about the price to replace the drip line in island 3 only (Gilmerton Mist – back of community).

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Board Comments: The Board inquired about how severity levels are calculated; manager to inquire with the Community Survey Team regarding severity levels and rankings. The Board also commented that the Community Yard Sale is scheduled for October 19, 2019 and that the gates will be open. The Board asked the manager to inquire with a pest control company to treat the common areas for ants.

Manager Comments: The Association's attorney indicated that the Association can assess an owner for an emergency repairs performed by the Association i.e. water softener leaking to stop the leak.

5. Adjournment

On Motion: Duly made Joe Cavanaugh, second Kaali Cohen, carried unanimously.

Resolve: To adjourn the meeting at 7:58 p.m.


Prepared by Manager for Secretary