**NOTTING HILL HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**February 21st, 2023**

Time: 7:00 P.M.

Location: Notting Hill Clubhouse

1. **CALL TO ORDER TIME**

7:06 P.M.

1. **ROLL CALL OF OFFICERS**

Present: Jones, Stich, Rizzo, Freeland

Board Invited Guests: None

1. **MEMBER ISSUES/DISCUSSIONS**

Trash can violation complaints.

On-street parking complaint and speeding complaint.

1. **OLD BUSINESS**
2. Fence update-Received check from homeowners insurance company and repairs to be made within the next two weeks, weather and schedule permitting. Painting has currently been scheduled for the end of March, weather and schedule permitting. Cathy has replaced some boards and Donnie Brown and Doug Fowler have offered to help.
3. Parking issues at clubhouse. Motion made and passed to purchase/install No Parking sign at the clubhouse. Estimate is less than 125.00. Board will install the sign.
4. Landscape Update-Clean up has started. Board requests written estimate from Award for re-grade and landscape of lot #176. Motion made and approved to proceed with verbal estimate not to exceed $8,800.00.
5. Budget update handout.

Legal Update- Motion made & approved to move forward with next step in collection (foreclosure and/or personal judgements on 3 past due accounts. Still waiting for response regarding recovery of old financial records & documents & clear title on clubhouse from Welch.

Update on Kentucky Realty- Cathy picked up all remaining records & requested final homeowner ledgers. Review of ledgers found errors – some homeowners not charged the 2021 pre-turnover $85 assessment, some not charged interest, monthly statements weren’t always per contract . . . Motion made & approved to move forward from where we’re at with records.

1. **NEW BUSINESS**
2. Missing street sign @corner of Standwick Drive and Stanway Glen Court. Dugger called to order replacement. Motion made/passed to authorize up to $500.00 to replace.
3. More dumping has occurred in MSD easement on Notting Hill Boulevard as you enter into Locust Creek. Cathy and Will Horner have cleaned up some of the building debris. Will also cleaned up some of the yard waste.
4. Motion made and approved to secure estimate for electrical repairs at the clubhouse and the entrances. Also suggested we add a spotlight to our flagpole.
5. Received another request to park a boat and trailer at clubhouse. Request was denied and homeowner informed of the scheduled installation of the “No Parking” sign.
6. Update on financial records. Gary will continue to send monthly statements to delinquent homeowners. The board acknowledged the need for access to financial records by at least 2 members and approved the use of budgeted funds for such. Gary will look into QB online for now or we may use the membership plugin on the website in the future.
7. **NEXT MEETING DATE**

Tentative for March 21st, 2023.

Adjourned approximately 8:55 p.m.