**NOTTING HILL HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**July 18th, 2023**

Time: 7:00 P.M.

Location: Notting Hill Clubhouse

1. **CALL TO ORDER TIME**

7:07 P.M.

1. **ROLL CALL OF OFFICERS**

Present: Stich, Rizzo, Freeland, Jones

Board Invited Guests: None

1. **MEMBER ISSUES/DISCUSSIONS**

None

1. **OLD BUSINESS**
2. Reminder that fence approvals and directing residents to fill out the appropriate form should be automatic.
3. Foreclosure has been initiated against one resident for not paying dues in two years.
4. Three lien processes have begun against members not paying dues. A resident bankruptcy required us to write off debt.
5. Fence is complete. We came in about $3,000.00 under budget because we built the gates and replaced approximately 60 boards ourselves.
6. Ponds have seen some improvement due to increased rainfall and enzymes over the last month. Cathy will continue to spot treat Primrose. No active algae at the moment.
7. Quickbooks Online. Gary to update on purchase.
8. We need to re-visit credit card and gateway fees for online payments to ensure we are getting the best deal. Tonii and Gary will reach out to Stock Yards.
9. **NEW BUSINESS**
10. Gary handed out budget copies.
11. The board continues to work with clubhouse rental issues. Leaning towards a company to manage access in 2024.
12. Tree Removal- – 3 dead trees by pond, 3 decayed Ash by the clubhouse & 1 in common area on Cranbury. 2 estimates (3 if you count last years from Lopez). I Climb was $6,650 without stump grinding. Tommy Davis is $6,800 with grinding. Motion made/passed to have Tommy Davis remove the trees.
13. Cleaning of trash bins. Who will help Cathy and take a turn?
14. Ice cream vendor-No truck.
15. Board received a request for the free use of the clubhouse for Garden Home social events. Developer allowed this for the Villas in the past. Motion made & approved to allow Garden Homes and Villas free use for their annual meetings and **one** social event per year. Clubhouse to be thoroughly cleaned by the groups after each use.
16. Thanks to Chuck, Cathy, Tonii & Kelly for giving up a chunk of their Saturday morning to remove 8 dead trees at the entrance. Chuck has offered to help trim the remaining ones since Award hasn’t yet started on them. We can get Tommy Davis to remove the one on NH Blvd when he’s here if cost is below $525 quoted by Award.
17. Kelly said he was going to reach out to Polo Fields to see how some of their CCR language was spelled out.
18. **Executive Session**
19. **NEXT MEETING DATE**

Tentative for August 15th, 2023.

Adjourned approximately 8:39 p.m.