**NOTTING HILL HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**June 20th, 2023**

Time: 7:00 P.M.

Location: Notting Hill Clubhouse

1. **CALL TO ORDER TIME**

7:00 P.M.

1. **ROLL CALL OF OFFICERS**

Present: Stich, Rizzo, Freeland, Jones

Board Invited Guests: None

1. **MEMBER ISSUES/DISCUSSIONS**
2. **OLD BUSINESS**
3. Trash screen policy. Make sure it’s being done properly. Reminder 2022 board approval of screening as allowed per CCR’s Sec 6.2.
4. Award final on Charmwood project ended up being $1,406 over budget.
5. We want to switch D&O insurance coverage to Erie at a savings of approximately $1200.00. Motion made/passed.
6. New pond chemicals to try a bit differently approach. They are a little more expensive but willing to try. We are online to save around $2,000.00 on ponds this year due to the fact that Cathy does the treatments and we don’t have to pay a company. Ponds are a struggle due to shallowness and heat.
7. Discussed fines and how they will be assessed. Counsel stated HOA has authority to send the actual letters.
8. Board reminded each other that we are obligated to uphold CCR’s. Residents have a right to expect their neighbor to uphold. Some residents have made threats to sue the board for not upholding trash can and other CCR violations. The board is adamant in that violations reported to them have been addressed. Our only insurance is fines, after trying to mediate.

1. **NEW BUSINESS**
2. Gary had copies of updated budget. Reminder to review mid-year.
3. Do we want to send out a standard screen for trash can coverage or let each person choose as long as it follows code? We can recommend only.
4. Discussed related service fees for separate water meters related to irrigation system.
5. Board needs to address what happens if a resident makes changes to property in violation of CCR’s. What will that look like legally?
6. Board is considering increased civil process/foreclosure for those not paying their dues or ignoring fines. Three liens are currently under consideration. One foreclosure is in motion. One pending bankruptcy may result in the board having to write off debt.
7. Flock cameras- $2375 per camera, plus $650.00 per camera install. $5,000 per year to monitor. Motion to install made but tabled.
8. The purchase of online Quickbooks is needed to ensure that at least two board members have access to budget and financial records/transactions to ensure accountability and transparency. Treasurer will follow up.
9. **Executive Session**
10. **NEXT MEETING DATE**

Tentative for July 16th, 2023.

Adjourned approximately 8:49 p.m.