**NOTTING HILL HOMEOWNERS ASSOCIATION**

**ANNUAL MEETING**

**NOVEMBER 30TH, 2023**

Time: 7:00 P.M.

Location: Eastwood Baptist Church

1. **CALL TO ORDER TIME**

7:00 P.M.

1. **ROLL CALL OF OFFICERS**

Present: Stich, Rizzo, Freeland, Jones,

Board Invited Guests:

Motion made/passed to dispense from regular meeting format and proceed to resident issues/questions/concerns after opening board remarks.

Board mentioned the following successes for 2023:

1. Fencing-Painted and damaged boards replaced. Came in under budget.
2. Successful Plowing/Salting for 2023.
3. Established Reach Alert System for resident communication. Came in slightly under budget.
4. Improved due collection process. Only four members were unpaid.
5. Electrical work completed near front entrance and at clubhouse.
6. Removal of dead Ash trees near clubhouse.
7. Charmwood Court Landscape Plan completed.
8. New Christmas decorations purchased/displayed.
9. Irrigation system repairs.
10. Negotiated reduction in gateway fees for online HOA financial transactions.
11. Re-negotiated part of the HOA insurance for a savings of $1400.00.
12. **MEMBER ISSUES/DISCUSSIONS**

Legal fees-Do we always need an attorney to advise us on everything? The board’s short answer is yes. There are times when consultation is appropriate. Our board members are volunteers and have legitimate legal concerns from time to time. The board will continue to consult with counsel when they deem it necessary.

Will there be a ceiling set by the board for legal fees in specific legal cases? Each individual case is different. Common sense can always prevail. The board has a legal obligation to enforce the Notting Hill CCR’s and will take legal action to protect those CCR’s when necessary. The board would always attempt to resolve/mediate first.

Is the board having an attendance challenge with any members? Those absent from the board meetings have provided a legitimate personal or business reason.

What are the long-term irrigation problems? The board knows there may be some problems near the front entrance. The full extent of those problems is currently unknown, but we have budgeted for some of those anticipated repairs.

What is the board’s current position on Flock Cameras? The board will be asking a Flock representative to attend a future meeting in person or via online conference call. We will have to vote in the future to see if we can approve. Is it the hope of some of the members we will have the funds to install two cameras. The budget will dictate.

Trees at the Entrance-Will they be replaced or trimmed? The board believes the trees are overgrown and partially hiding our entrance wall. We need to see what the budget will allow for trimming but most likely replacing.

Will the common areas get some landscape attention in 2024? Yes, definitely. It is a budget priority.

Is the board aware of on-street parking issues? Yes, the board is aware of some and have addressed them. The board always need help in identifying all CCR violations.

Members thanked the board for the new Christmas decorations.

 Members thanked the board for the fence painting and repairs.

1. **NEXT REGULAR MEETING DATE**

Tentative for December 19th, 2024.

Adjournment approximately 9:10 p.m.