**NOTTING HILL HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**October 24th, 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, Turoso

Board Invited Guests: None

1. **MEMBER ISSUES/DISCUSSIONS**

Anything the board can do to help the Charmwood lot long term? Yes, we will consider budgeting for additional improvements.

Can the board clarify the 3 MSD cleanouts/drain (water quality unit) issue? Yes, two of those are the responsibility of the HOA. The other is the responsibility of the Garden Homes HOA. Annual inspections can be done by an MSD certified board member but cleanout must be done by an outside MSD approved vendor.

How to appeal a fine issue? Send a letter to one of the board members.

What are the restrictions on golf cart use in the subdivision? There are many requirements for operating a golf cart on a public roadway, including State and Federal requirements. The board hopes residents would make themselves familiar. Liability on the roadway is a major issue for underage drivers operating carts but also for anyone operating a cart that is out of compliance with all laws.

Are rentals allowed in Notting Hill? There is nothing to prohibit it currently.

Are there guidelines for concrete pads? There could be, depending on location. It is always the safest move to send any plans to the HOA.

Trash can complaints.

1. **OLD BUSINESS**
2. Fine letters have been issued for garbage can violations and improper vehicle storage.
3. Gary brought up a suggestion for a more robust web site but we have found that Reach Alert is easier and less expensive. The website gets very little traffic but we can still improve aesthetics going forward.
4. Legal bills reviewed/approved.
5. Motion for Gary to make a do’s and dont’s letter to remind residents of major violations. Kelly stated that numerous communications have been sent out as well.
6. Board re-affirmed its commitment to a management company for the clubhouse. Still working on it. Rent will need to be $350.00 (to include pre- & post-rental inspections, opening & closing) and security deposit be increased to $350 to cover potential damages.
7. Board re-iterated that pond maintenance was going to 3rd party. Motion had been passed not to exceed $7,000.00 in case prior motion for 6k was not enough.
8. Current phase of tree removal done and vendor paid.
9. Three liens have still been filed and one foreclosure is in process. No other updates from counsel.
10. **NEW BUSINESS**
11. Copies of current budget on the table.
12. Annual meeting location TBD with November 28th date. Back up date is November 30th.
13. Motion made/passed to hold dues at $700.00. Motion tabled until we approve 2024 budget.
14. Any by-law changes should be considered for preliminary discussion at the next meeting but we will take up that formal action/discussion in 2024.
15. Annual meeting letters need to go out. Draft letter and proceed.
16. **Executive Session**
17. **NEXT MEETING DATE**

Tentative Annual Meeting for November 28th or 30th, 2023.

Adjourned approximately 8:48 p.m.