**NOTTING HILL HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**August 20, 2024**

1. **CALL TO ORDER TIME**
	1. **Call to order at 7:09**
	2. **Location: Clubhouse**
2. **APPROVAL OF PRIOR MEETING MINUTES**
	1. **June 18th meeting minutes approved**
3. **ROLL CALL OF OFFICERS**
	1. **Present: All present**
	2. **Absent: NA**
	3. **Board Invited Guests Present: NA**
4. **MEMBER ISSUES/DISCUSSIONS**
	1. **NA**
5. **BOARD REPORTS (If any)**
	1. **Chuck presented our P&L to date through August. Budget is showing a surplus and will allow continued addition to our reserve.**
	2. **Actions: Need life cycle analysis and list of what is included in the reserves (CHUCK)**
6. **OLD BUSINESS**
	1. **AC repairs. Freon charged for no fee. Contractor suggested changing out to a less complicated thermostat. Motion passed.**
	2. **Brightview checked out our system and repaired heads/valves. $540 plus fees to trace valves. Within budget.**
	3. **Electric repairs. Outlets at entrance damaged by mowing company. Awaiting quote to repair.**
	4. **Tonii has quote for new entrance lanterns, $10600 estimate. Cathy to review for alternate, lower cost vendors.**
	5. **Violations, will stay consistent with seven days to address issue before fine. Habitual occurrences can be heavier. Prior letters sent out were addressed except for one which will move to fines. Kelly to send Tony a draft letter to use for draft.**
	6. **Remove seven dead trees for $2809. $2000 budget was previously approved. Tonii asked Cathy go for $2500. Motioned approved for $2809 or less.**
7. **NEW BUSINESS**
	1. **Pond dredging. Chuck and Kelly working on estimates.**
	2. **Review using an external book keeper for our Treasurer activities for next year. Want someone who uses Quickbooks and is bonded.**
	3. **Landscaping not being maintained to our standards. Tonii to address with the landscaping company**
8. **EXECUTIVE SESSION**
9. **NEXT MEETING DATE/ADJOURNED TIME**
	1. **September 17th, 2024**
	2. **Adjourned at 8:35**