

Frances Arbor HOA Quarterly Board Meeting

January 14, 2025

In attendance: President Ben Lablance, Vice President Sara Williams, Treasurer Ted Grevenkamp, Secretary Patrick Manteiga, Brian Westmoreland, Marie Verderber and John Fox

- 1. The meeting was called to order at 7 pm.**
- 2. The minutes of the October 21, 2024 meeting were reviewed and approved. Motion by Lablance, seconded by Westmoreland. Motion approved unanimously.**
- 3. The treasurer's report was presented. As of April 1, 2024, the balance in the operating account was \$9,162.60 and \$16015.16 in the savings account. Our attorney has made it clear that the HOA is responsible for wall repairs and exterior painting of the wall. The group discussed setting a goal for savings that would cover the cost of painting the wall and/or the cost of future storm repairs. Most members mailed in payments, and the final notices with late fees have been mailed. So far two members have failed to pay late fees.**
- 4. The repairs to the wall have been completed. Painting will start next week.**
- 5. Motion made to add Ben Lablance as a signer on the banking account. Motion by Manteiga, seconded by Williams. Motion approved unanimously.**
- 6. The board complimented Sara for a great newsletter.**
- 7. The neighborhood picnic has been set for April 26 at the same location as last year.**
- 8. Garage sale set for March 8**
- 9. A fall social was proposed for November 7, 2024. Motion by Manteiga, seconded by Williams. Motion approved unanimously.**
- 10. The board discussed a notifying a homeowner who's is not maintaining their yard and for keeping a boat on the property.**
- 11. The board discussed creating a standardized email and letter response for approvals and denials and keeps these templates on a google drive for easy sharing.**
- 12. The annual meeting will be held on April 7, 2025 at 7 pm.**
- 13. The meeting adjourned at 8 pm.**