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| HOA Meeting minutes |
| Agenda items |
| 1. Call to order
* Board Member Dan Vehlewald called meeting to order at 6:31 PM
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| 1. Roll call of officers & other parties
* Present: Sybil Parks, Villages at Huntleigh Ridge HOA Board Member
* Present: Dan Vehlewald, Villages at Huntleigh Ridge HOA Board Member
* Present: Nick Tipton, Villages at Huntleigh Ridge HOA Board Member
* Also Present: Richard Rowe, Alpha Real Estate Group
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| 1. Introduction of Richard Rowe, Alpha Real Estate Group
* Discussed his plans to assist board with accounting responsibilities.
	+ Assisting with short & long-term investments
	+ Will be assisting with financials and not full management services to help conserve funds.
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| 1. Budget Changes
* Discussed using cost savings from using full management services to accounting only with Alpha Real Estate Group.
* Switched lawn care companies for 2024
* Switched to Midwest Pools for 2024
* Exploring investing reserve funds into CD’s
* Exploring Rubber Mulch for playground for 2024
* Pool will need approximately $3k worth of repairs.
* Insurance increased from 2023 to 2024.
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| 1. 2024 Collection Plan
* Refer to “Villages at Huntleigh Ridge Delinquent Account Collection” document
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| 1. Open forum
* Meetings will be once per quarter.
	+ Intended to be 60 minutes or less.
* Request to update website more frequently.
1. Adjournment
* Meeting adjourned at 7:14 PM
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| ACTION ITEMS | Responsibility | DEADLINE | STATUS |
| Rubber Mulch Specs provided to community  | Dan Vehlewald  | 3/19/2024  | Not started  |
| Scheduling of Q2 Meeting sent to community  | Nick Tipton  | 3/4/2024  | Not started  |
| Approve 2/19/2024 Meeting Minutes  | HOA Board  | 3/18/2024  | In Progress  |
| Upload 2/19/2024 Meeting Minutes to HOA website  | Sybil Parks  | 3/19/2024  | Not started  |
| TBD  | TBD  | TBD  | Not started  |
| TBD  | TBD  | TBD  | Not started  |
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|  |  |  |  | Home with solid fill | **Location:** Microsoft Teams |
|  |  |  |  | Daily calendar with solid fill | **Date:** 2/19/2024 |
|  |  |  |  | Stopwatch with solid fill | **Time:** 6:31 PM  |