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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 |
| 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 |
| 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. |
| 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. |
| 1. 2024 Collection Plan  * Refer to “Villages at Huntleigh Ridge Delinquent Account Collection” document |
| 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 |