

COLLIERS HILL HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
APRIL 18, 2023

CALL TO ORDER

The Board of Directors for the Colliers Hill Homeowners Association, Inc. met on April 18, 2023 at 5:33 p.m. via Zoom Meeting. Present were: Directors Bryant, Sabatino and Jenkins. Also in attendance were seven members of the public, Mark Meadows and Leann Roessler with Nolte Design, Rich Johnston with Tobey & Johnston, and Alisia Kear and Mark Eames, PCAM with PCMS.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST

Mr. Eames confirmed that all general disclosure statements have been filed on behalf of the members of the Board of Directors.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the June 14, 2022 record of proceedings. Upon final review, motion was made, seconded and with no public comment passed to approve the record of proceedings of June 14, 2022 as presented.

FINANCIAL REVIEW

The unaudited financial reports through March 31, 2023 were presented and reviewed by the Board. Upon final review and discussion, motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through March 31, 2023.

LEGAL UPDATES

The Board reviewed the status of all legal actions that are currently in place and/or pending action with various homes in the community.

Rich Johnston, general legal counsel for the Association, provided a brief update on the status of the on-going clubhouse litigation brought against District No.1 Mr. Johnston went on to address inquiries from the floor and Board of Directors.

MANAGEMENT REPORT

Mr. Eames reviewed the correspondence sent out and received for the month. He went on to update the Board on the status of all legal activity involving the Association and status of the clubhouse repairs.

It was noted for the record that neither representative from the YMCA or BrightView Landscaping were in attendance to provide their respective reports to the Board of Directors. The management team will reach out to both outside vendors to establish a separate date/time to meet, for review of their respective reports.

Mr. Mark Meadows and Ms. LeeAnn Roessler with Nolte Design were in attendance to provide updates on various open space construction and landscape projects, along with address inquiries from the floor and Board of Directors.

UNFINISHED BUSINESS

New Clubhouse Facility. Director Jenkins provided an update the construction activities/schedule for the second clubhouse/pool facility. Director Jenkins noted that the pool will probably not be open for the 2023 season, but the clubhouse facility portion of the project, could be open this coming Fall or early Winter.

NEW BUSINESS

The Board was provided information related to what appears to be several homes in the community that have tapped into the common irrigation system. Upon final review, the Board agreed that a letter should be sent to those owners that the Association is aware they may have tapped into the common irrigation line, advising them of the concern and seeking a response.

HOMEOWNER PUBLIC FORUM

The floor was open to those homeowners in attendance that desired to address the Board and/or one of the Association's outside professionals related to matters concerning the Association.

ADJOURNMENT:

The meeting was adjourned at 6:27 p.m. The next tentative regularly scheduled meeting of the Board was set for August 1, 2023 at 5:30 p.m. via Zoom.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 1st day of August 2023.

COLLIERS HILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

By Mark L. Eames
Secretary/Authorized Agent