



BOARD OF DIRECTORS MEETING MINUTES

Private _____ / _____ March 8, 2026 _____
LOCATION/DATE

IN ATTENDANCE: Steven H. X Karen A. X Alvin C. X Chiquita B. X Nicole J. X Barbara H. X

MEETING CALLED TO ORDER @ _____ 13:00 _____

- Steven _____ motioned to approve the BOD _____ prior minutes.
Karen _____ 2nd. ALL AYE.
- At our Board meeting held on _____ Mar 8, 2026 _____, the Board discussed the following Agenda:

code	NEW (n) / ONGOING (o) / COMPLETED (c)	UPDATE	OWNER
C	Renter Inclusion/Renter Max – Currently 46% residents are renters	LS is auditing status and creating system to keep us updated on new homeowner and renter reports	LS
O	Insurance Policy	LS to obtain quotes for BOD	LS
O	Financial/Assessment Reports	Show reports	SH
O	LS to provide mthly financial aging reports, audit and system to review new home sales and lease (renters), & quote for BOD insurance.	*collection process	
	Violations		
C	Parking, lawn care, noise; 4 days on email then code enforcement; powerwash-	Sending email notices to HO – BOD to follow-up with Fairburn Code Enforcement	LS
C	Detention Pond Recap/Update	non	BH
	Community Events—see notes below		
C	Shredding	notify residents April 25th	BH
O	Yard sales	LS to make QR rsvp available	NJ, BH & LS
O	Night out meet & greet	Pop-Up March 21st	Team
	Website Updates		
O	Add forum	tbd	BH, AC,

code	DISCUSSION NOTES	OWNER	ACTION Y/N
C	Dogs off leash and not picking up after pets – in email/letter	LS	N
O	Complaint on vehicle donuts and load noise-get license plate and homeowner of visitor address	NJ	y
C	Survey to get responses on events prior to ; do a meet and greet first; pop-up incorporate survey March 21 st .; kick it off in summer; weekend	BH	y

	May 16 th ; do door to door flyer; put response opportunity on website; check with church for location; Chiquita to do questionnaires on By-Laws; meet & greet open to owners & renters; Barbara to contact vendors to get raffle donations, door prizes; verify attendees' addresses; get BOD badges; Set annual meeting date; do QR code for pointing to website and annual meeting-		
C	Make a list of what the HOA does, put info into candy packs for pop-up	CB	y

- **BH** _____ **MOTIONED TO ADJOURN AT** **15:08** _____ **pm**
- **Karen A.** _____ **2nd.** **ALL AYE**