

Collins Lake Community Club Board of Directors Meeting Minutes January 21, 2024

Call to Order: The Collins Lake Community Club Board of Directors meeting was held on Sunday, January 21, 2024, at 1:00 pm at the North Mason Timberland Library.

Attendees: Board members present were Pennie Edwards, Cerena Plantz, Lisa Hoey, Shaela Wall, Loren Chilson, Debi Birch, and Ben Flanig.

Secretary Report: Considering that this was the first meeting Shaela Wall has attended as Secretary, no previous meeting minutes were available to present.

Treasurer's Report:

HOA Dues:

- 47 accounts currently in arrears totaling \$35,192.96 as follows:
 - 60 days = \$1,652.20
 - 90 days = \$483.49
 - 120+ days = \$33,057.27
- There are 9 accounts in attorney collection status and 21 accounts in Lien status.
- One community member set up payments arrangements with \$402 to be paid over a four-week period.

Water:

- 30 days past due: \$1,962.07
- 60 days past due: \$608.05
- 90 days past due: \$3,954.51
- Four meters were replaced due to them being fogged up at a cost of \$1,905.36.
- One meter is covered with gravel; therefore, the community member is currently receiving an estimated meter read.
- Loren will contact the water company and request that they include a brief note with the water bills about the ease of setting up payments.

Old Business:

- Discussion regarding HOA Community Solutions recommending a reserve study. The Board collectively agreed that this is unnecessary at this time.
- It was discussed and agreed upon that Pennie will provide a brief outline of the items she handled for the Board monthly.
- Pennie will contact HOA Community Solutions and request that financials be sent to Pennie, Cerena, Lisa, and Shaela. Anything water related will be directed to Loren.
- Discussed that the reserve account can be used for common area maintenance and improvements. It was also suggested that the reserve account be moved to an interest-bearing account.
- Loren noted that an estimator came out to bid on the Flanig's fence repair; however, he has yet to receive the estimate. The repairs aren't expected to be completed until April.
- Dale needs to get an invoice from Jeremiah for the tree removal and clean-up on north beach.

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New Business:

- Loren noted that someone is wheeling around the fence and gate near the main pump and flinging mud all over. Discussed adding ecology blocks to prevent further damage.
- Discussed that there are four trees that need to be removed at an estimated cost of \$1,800. Pennie made a motion for Dale to get in touch with the tree removal company which was seconded by Cerena. Motion passed unanimously.
- Cerena will contact Katie about meeting minutes from the last annual meeting.
- Lisa will contact HOA Community Solutions to verify how much dues will be increasing and confirm when we can expect the budget. Ideally, we'll have the budget by our March meeting.
- Discussed that packets for the annual community meeting need to be mailed out no sooner than 50 days but no later than 14 days prior to the annual meeting in June.
- Discussed the new "policies and procedures" regarding derelict vehicles. The Board agreed to make a list of all properties with derelict vehicles visible from the road and send out notices to those community members.
- Discussed loose and aggressive dogs and it was agreed upon that the only option is to call 911.

Meeting adjourned at 2:20 pm. Motioned by Pennie and seconded by Lisa. Motion passed unanimously.