

Renaissance HOA Board Meeting

Minutes

March 27, 2023

6:30pm

Via Zoom

Attendance:

Auston LaBlance-Vice President (2Yrs)*, Kym Daniels-Secretary (2yrs)*, Carolyn Spears-Treasurer (1yr)*, Michaela LaBlance (2yrs)*, Joyce Peebles (3yrs) Dorothy Ruffin (1yr)*, Linda Jones (3yrs)*, Carla Smith (3yrs), **1 vacant position**

**Number of years remaining in term*

Non-Board member(s) in attendance

Logan Daniels – Ex-Officio member

Meeting began at 6:46pm.

Agenda

Property Management Company Discussion – HAKC

Linda led the discussion on the final agreement from HAKC

Our attorney from Legal Aide has reviewed the agreement and HAKC has made the necessary edits and updates. Doug Luther estimates that they can start around June 1, 2023. Kym will work with Auston to sign the agreement in the next few days.

Bernard Powell Landscaping Estimate

Linda stated that the purpose was to get estimates, nothing is finalized. She researched 5 different companies. The estimate we have is the only company that responded.

\$10,754 – landscaping, plants, materials, labor, installation of dripline irrigation system. Linda will contact the vendor to see if there is some room to negotiate a lower price. Auston volunteered to talk to the vendor to see how the dripline will bring water to the site.

Agenda items for Renaissance HOA Membership meeting.

The board decided on the following items for discussion:

- Expense report for 2022
- HAKC Agreement
- Increase in assessments

The board discussion reiterated that we are operating with a shortage because all members are not paying dues and the assessments are not sufficient to cover regular expenses or unanticipated expenses.

We are operating at a deficit of almost \$10,000 based on the 2022 expense report.

It was discussed that we consider raising the annual assessments to \$300/yr, based on the Consumer Price Index (CPI). The assessments were only raised one time.

The Board agreed to send out information to members educating them on what their assessments will cover if the increase is approved and what expenses will not be covered if no increase is approved. The Board also agreed that it will look for expenses that can be eliminated or reduced to balance the incoming revenues.

The board discussed the letter received from the City about the gas station on Jackson applying for a permit to sell liquor. Carolyn volunteered to follow-up with the Legal Investigator to request a voting form to oppose the sale of liquor.

Meeting adjourned at 8:19pm

Respectfully submitted,

Kym Daniels
Secretary