

SETTLERS VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors

Meeting Minutes – December 3, 2024 (via zoom)

Directors Present

Jimmy Baugh, President

Karen Reynolds, Sec/Treasurer

Patricia Baugh, Asst Sec/Treasurer

Call to Order

Jimmy called the meeting to order at 6:40 pm.

Discussion

The purpose of this meeting was to review and discuss the 2025 budget and schedule the annual meeting. Other matters discussed were as follows:

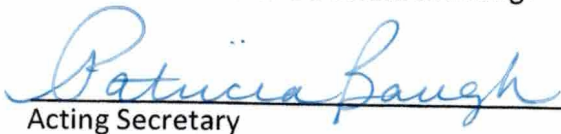
- a. For the 2025 budget, we need to add money for taxes paid, playground mulch to improve safety, playground equipment replacement, additional solar lights at mailboxes, management fees and/or hire clerical help.
- b. Our entrance sign on Trader's Lane is not repairable but the metal signage may be salvageable. Planning to have the asset removed from our insurance and also discuss at annual meeting whether we need a new sign or not.
- c. Decided to upgrade QuickBooks to include Budgeting, especially since the desktop version of Quickbooks (which has budgeting) and the HOA computer it resides on may have bit the dust.
- d. Checking to see if January 18, 2025, would be a good date for the annual meeting.
- e. Our insurance is not being renewed again but our agent will have a different policy to replace it.
- f. Decided to let the HOA lawyers handle the requirements of the new Federal Law (Corporate Transparency Act-CTA) which requires filing a Beneficial Ownership Information (BOI) report with the Financial Crimes Enforcement Network by 1/1/25.
- g. Since the Metro District is taking over the walking path, we will not move forward with replacing the solar panels on the irrigation system.
- h. Dues will remain at \$200 for 2025 but we will not back charge for fees on non-check payment options. Residents must email us and provide a valid email so a link can be sent for payment options.
- i. Our attorney has forwarded a couple of HOA management companies (Cap and Westwind) that has a la carte type of services. Westwind is not a fit for us, their lowest fee is \$2500 monthly.

Adjournment

There being no further business brought before the Board of Directors at this time, a motion was duly made and seconded to adjourn the meeting at 7:20 pm.

Board Member's Certificate:

I do hereby certify that the foregoing is a true and correct copy of the Minutes of Settlers Village Homeowners Association Board of Directors meeting.

 12/4/24
Acting Secretary Date