

Peachtree Lane Improvement
Open Board Meeting Minutes
March 25, 2024 @ 6:00 p.m.
Via Zoom Video Conference

Board Members Present:

Alan Lefcourt -	President
Doug Howard -	Vice President
Meredith Orr -	Secretary
Kyle Hamilton -	Treasurer
Greg Price -	Director

Management Representative: Renee Gordon, MHRM
Philip Gauthier

Call to Order:

Meeting was called to order at 6:00 p.m.

Approval of January 22, 2023 Open meeting minutes:

- Doug - motioned to approve the meeting minutes as written.
- Alan - seconded the motion
- Motion passed unanimously

Financial and Mgmt. Report:

- As of February 2024 the HOA had in their accounts: Operating - \$20,432.56 Reserve - \$152,799.90. There were no extraordinary expenses for the month.

Old Business:

- *Vote for transferring some reserves into a CD:*
 - *Doug* - made a motion to transfer \$75,000.00 from reserves into a CD based on his review of the budget. *Greg* - seconded the motion. There were no questions. *Motion passed unanimously.*
- *Roofing project update (Doug):*
 - Units (1,2,10,11) have had their tile and flat foam roofs completed. Building 5 consisting of units (20-25) are scheduled to begin 4/1/2024. This will complete all roof work for 2024. The next scheduled roofing will begin in January 2025 and the complete HOA (Tile and flats) will be totally finalized by January 2026.
- *Meeting walk with Sunland Asphalt to review recent project:*
 - Elan will set a day/time to walk project with Sunland representative to hear their opinion of project work completion standards.
- *Community response to Little free library:*
 - (11) total responses were obtained. (3) No's - (2) yes -with concerns - (2) volunteer offers - (6) yes with no comments.

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- Board decided to table the little library and possibly revisit in the fall of 2024.

New Business:

- **Sewer line backup.** Owner discussed their recent issue with root intrusion causing backup in home. Elan is working with plumber to obtain report for line condition and recommendation after line had been cleared of the root ball. Information will be obtained within the week and communicated back to board.
- **Light bulbs.** Alan would like to purchase bulbs and distribute to owners where sconce lights are out. As it may just be the switch in the off position, Alan believes this would provide a friendly reminder to request owners please leave the switch in the on position when delivering the bulbs.
 - Alan - made a motion to purchase bulbs for those believed to be not functioning. Doug - seconded the motion. There were no questions. Motion passed unanimously.
- **Landscaping low voltage light at #28.** Path light has fallen over. Owner thinks fixture may need replacing. Elan offered to have electrician investigate and repair. Alan offered to investigate and replace with another fixture which may not be being used.

Adjournment:

There being no further matters to discuss, Doug motioned to adjourn the meeting. Meredith seconded the motion. Meeting was unanimously adjourned at 6:54 p.m.