

The Park at Wolf Branch Oaks Homeowners Association

Board of Directors Meeting Minutes for August 21 , 2024

Location Reach Church

Call to Order:

At 6:00 PM August 21, 2024.

By Joseph Routt

Verification of Quorum:

4 of 5 Board Members in attendance.

Joseph Routt, Gary Carter, Perry Pierce, Denise Poloniecki were present, Stephanie Miranda was unable to attend.

Approval of July 26, 2024 Meeting Minutes:

Denise Poloniecki motioned to approve the Board of Directors Meeting Minutes from July 2024. Motion seconded by Perry Pierce. Board members voted unanimously in favor.

Financial Reports

1. Gary Carter advised the current state of the budget was fine with no issue to report.
2. Gary advised that he was going to start planning for next years budget.

Architectural Control Committee (ACC)

1. Gabe Miranda, president of the committee, was not at the meeting. Committee Member, Myrtle Webb reported that the ACC had received 3 requests for exterior painting. All 3 were approved.

Landscape Committee

1. Myrtle Webb advised that Prestige Pros grounds inspection recommended several repairs. After discussion the Board authorized \$1,150.00 to be used to address the issues recommended by Prestige Pro. Gary Carter made a motion to approve, Denise Poloniecki seconded the motion. Board members voted unanimously in favor.

Water Committee

1. Joseph Routt advised Board Members that the Water Plant backup generator service was completed with no problems at a cost of \$720.00. Denise Poloniecki made a motion to approve, Gary Carter seconded the motion. Board members voted unanimously in favor.

Unfinished Business

Board member Stephanie Miranda was unable to attend this meeting. These 2 items will be held until next Board Meeting.

1. Spending Policy for Committee Chairman . After discussion Stephanie Miranda volunteered to see how other Home Owner Associations are handling these situations.
2. Weekly update to Home Owners. Stephanie Miranda reported that she had sent the first letter to homeowners and she had received some positive feedback. She will continue with more letters.

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Joseph Rout advised Board Members that the contractor working on the new shed in the Water Plant area is almost completed the interior work. The estimated cost to complete the outside was estimated at \$4,700. This figure did not include the cost to provide an air conditioner for the building.

Denise Poloniecki made a motion to approve up to \$4,700 to complete the outside portion of the building. Air Conditioner costs will be addressed at the conclusion of the outside portion. Perry Pierce seconded the motion. Board members voted unanimously in favor.

New Business

1. Gary Carter informed the Board Members that he had received a quote for \$3,000 to repair and paint all of the damaged cross beams for the fence facing Wolf Branch road. After discussion Denise Poloniecki made a motion to accept the quote and Perry Pierce seconded to motion. Board members voted unanimously in favor.

Next Board Meeting

Will be the Annual Members Meeting On September 24,2024 at 7:00PM

Adjournment:

- Motion to adjourn at 8:05 PM by Perry Pierce, seconded by Denise Poloniecki .

Motion carried unanimously