

# Nayon Heights HOA March Board Meeting Minutes

- Meeting was held on March 21st, 2023, Via Zoom Teleconference
- Meeting started at 7:06 PM
- Curtis Dalton, Paul Stanger, Janell Cross, Megan Knowlton, Anthony Manzione and Matt Mendenhall with Welch Randall were present.
- Election of officers was held.
  - Anthony Manzione is president.
  - Megan Knowlton is secretary/treasurer.
  - Paul Stanger is vice president.
  - Curtis Dalton at large seat.
  - Janell Cross at large seat.
- Reviewed the current balance sheet and income statement.
  - The HOA has a little over \$101,000.00 in the operating and reserve accounts.
  - All the expenses but one was in line with the projected annual budgets.
  - Snow removal was the one outlier. With the heavy snow year, we have spent almost \$5,500 for snow removal but only budgeted \$4,000 for the year.
- There were three owners who had not paid for March's monthly dues.
- One owner owes over \$2,500 in dues but is going through bankruptcy and is still under that protection. The management company will check every few months for updates on this delinquent unit.
- The HOA board reviewed two bids to replace a large section of roadway in the community. Anthony Manzione will be working on getting another bid before the HOA board decides.
- Swamp Cooler startup will begin sometime in May. Owners will be notified several days before the start up.
- The board is considering painting the fencing around the patios. Looking into volunteers doing the work or contracting it out. Will get a bid to help gauge what route to go.
- In April a walkthrough will be done focusing on cluttered back patio patios, carports, and unregistered vehicles. Notices will be sent to all owners in violation.
- The HOA board would like to create a master landscaping plan to upgrade the community's curb appeal and cut back on water. Anthony Manzione works in this field and will create a rough draft to present to the board for any adjustments. Once it is approved a multiyear plan will be made to implement and budget for the changes.
- There is an aesthetic, liability, safety concern with the in-ground drain cover in 1061. We will get a bid to encircle that area with cement like it is done in other buildings.
- Board approved renewing the FHA approval status of the community. If it is not over \$950 the management company is ok to contract this renewal to be completed by a law firm.
- A spring newsletter will be sent out in April with several reminders. There will also be info for when the HOA will have a rollaway dumpster in the community in May for all owners to use.

- Next board meeting was scheduled for June 20<sup>th</sup>, at 7 PM via zoom.
- Meeting ended at 7:53 PM.