

## BOARD MEETING MINUTES

Date: Saturday, January 13, 2024

Time: 10:00a.m.

Place: Carlisle Baptist Church

1. Meeting was called to Order at 10:00 am
2. Roll Call: Board Members Present
  - o Bertha Corley
  - o Kelle Rahm
  - o Joe Chambers
  - Travis Elliott
  - o Kelly Harrell
3. Meeting Minutes:
  - a. Board Meeting minutes from 12/2/23 Joe Chamber made a motion to accept the meeting minutes Bertha Corley seconded the motion. All Board members were in favor there were none opposed.
  - b. Member vote meeting minutes from 11/11/23 Kelle Rahm presented changes to be added to the RE: (Reason section). Travis Elliot made a motion to accept the corrections and Joe Chambers seconded the motion. All board members were in favor there were none opposed.
4. Reports:
  - a. Financial reports were read by Kelly Harrell. Joe Chambers made a motion to accept the financial report. Berth Corley seconded the motion. All Board members were in favor there were none opposed.
  - b. Roads Travis presented information on the cost to cut the tree limbs
    - Need to spend money to cut the tree limbs Travis got a bid of 600.00.
    - Need to spend money for rock this will be 700.00.
    - Bertha stated there is a gap in the road between Jackson and Cravey. Travis stated they will look at it and that the POA has some concrete and rock available for repairs.
  - c. Community Communications
    - Kelly will send a letter to the trust owner to see if they would be willing to help with the cost of the tree limb cutting.
    - Facebook per Joe we have no business on Facebook, Travis wants to keep the page. Motion made by Joe Chambers to remove Facebook. Bertha Corley seconded the motion. Kelle Rahm and Kelly Harrell were in favor. Travis Elliott was opposed. Motion carried.

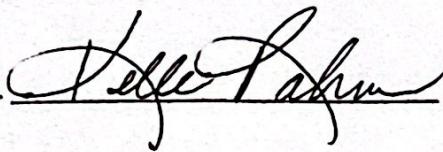


- In order to reduce the costs of mailing the preferred method of contact is email. The previous secretary had emails listed and this is where information is being sent. If a property owner has an email on file and they do not want to have emails they need to notify the board and we will remove the email and send information via regular mail.
  - d. Fundraising
    - No activity this month
    - Have not had another meeting.
    - Want to raise the sign on 356 up about 3 feet because it is hard to see when the brush grows up.
5. Old Business:
- Discuss and act on Bank card/Electronic payments.
  - Travis Elliott made a motion for the Board to move forward with getting a bank card in order to accept electronic payments. Kelly Harrell seconded the motion. All Board members were in favor there were none opposed.
6. New Business:
- Discuss and act on Community Calendar
    - Monthly work weekend 3<sup>rd</sup> Saturday of each month at 10:00
    - Send out email reminder.
  - Community Gathering: Committee can be established.
    - General Meeting Memorial Day
      - Travis will talk with the church to see if we can use the fellowship hall for the annual meeting.
  - Discuss and act on current Expenses.
    - Kelle Rahm presented a receipt for \$30.00 which was a filing fee reimbursement. This was approved by the Board to be paid to Kelle Rahm.
    - Motion for break made at 11:22 by Travis Elliott this was seconded by Joe Chambers. All Board members were in favor there were none opposed.
    - 11:32 Meeting Resumed
  - Discuss road donation from Polly Ryan property owners.
    - Decision to send letters to all Polly Ryan property owners asking for donations. Travis will draft letter. Kelly Harrell will mail out.
  - Discussion to add information on candidates with a brief bio along with the voting ballot.
  - Discuss and act on any bylaws changes needed for vote.
    - New laws that went in affect that affect the POA.
    - Need to determine what fees we would want to charge for, and this will need to be sent to every property owner and also posted on our website.
      - Realtor fees to verify dues and provide copy of bylaws.
      - Late fees
      - Lien fees
      - Lot clean up fees.
    - Travis Elliott motion to table the discussion till the next meeting. Bertha Corley seconded the motion. All Board members were in favor there were none opposed.



7. **Next Meeting Date**
  - February 10<sup>th</sup> at the church
8. **Open Discussion (3 min. per person)**
  - Jerry Sullivan discussion on paying loan early.
    - Reiterated that we have made a budget and that all donations will be paid directly on the principal of the loan.
    - New Board make new budget and can pay additional on the principal if they choose to.
9. **Adjourn:**
  - Motion made to adjourn at 12:23 by Bertha Corley Joe Chambers seconded the motion All Board members were in favor none were opposed.
10. **Executive Session**
  - 12:25 Executive session started.
  - 12:47 Executive session adjourned.
    - Overview of Executive Session: Reviewed outstanding balances on property owners and actions to be taken.

Approved on 2/10/2024.

  
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