

REED'S LANDING COMMUNITY ASSOCIATION, INC.
2023 Annual Meeting Minutes

Thursday, November 9th, 2023
Independence Golf Club- 7pm

President – Garrett Nelson (2024) P
VP/Treasurer – Meredith Leffler (2024) NP
Secretary – Ellen Drake (2025) P
Director – Rodney Webb (2023) P
Director – Zach Chapin (2023) NP
Director – Ryan Losi (2024) P
Director – Shannon Springer (2025) P

- I. CALL TO ORDER & Introductions (President), 7:05pm
- II. ESTABLISHMENT OF QUORUM STATUS (Secretary)
 - Donna Scott confirmed a quorum of 64% membership in either person or by proxy.
- III. Proof of Notice of Meeting (Managing Agent)
 - Proof of notice of meeting was sent out October 9th as required.
- IV. Approval of Minutes of October 24, 2022, Membership Meeting
 - Motion passes to approve.
- V. Reports of Officers
 - President: Garrett Nelson
 - Most significant change in 2023: new street signs- fully funded from reserve fund.
 - Other improvements include replacing two park benches, repairs at the playground, and upgraded technology at the guardhouse.
 - Establishment of new high interest money market account which will produce additional revenue for the community.
 - Through careful spending the board was able to replenish reserve account with a current balance of approximately \$342k- that's a \$30k increase from YE 2022 even after new sign expense.
 - On October 5th , the board approved the 2024 operating budget.
 - Annual dues will increase from \$535 to \$551 per quarter starting January 2023- this is the first dues increase in nine years.
 - Treasurer: Meredith Leffler- presented by Garrett Nelson
 - Through the end of September, we are operating with a \$61k deficit- this doesn't include one payment left for new signage.
 - Another unexpected expense causing deficit is guardhouse roof tiles- guardhouse maintenance cost was over budget for year.
- VI. Reports of Committees
 - A. Architectural Review: Rodney Webb
 - ARC partnered with community members on 36 projects in 2023, down from 50 requests in 2022.
 - ARC Approved 30 requests: 2 with conditions, 2 initial declines and resubmitted, of which 1 was approved.
 - Average review time was 12 days.
 - A reminder to community ARC has 30 days to review projects.
 - Biggest project was design and oversight of the new street signs (Phase 2)
 - Special Thanks to Carroll Russell and Lauren Mottas for their contributions.
 - B. Landscaping and Grounds: Zach Chapin- presented by Garrett Nelson

- Nature's Way performed services on time throughout the year.
- Seven irrigation heads broke in the last year, and each were fixed within 48 hours.
- Our contract with Natures Way is through YE 2024
- The community saved \$12,000 from no no snow removal expense last winter season.

C. Maintenance and Snow: Shannon Springer

- Two major repairs completed during 2023 include a bursted pipe at the shed and repairs done to the guardhouse (roof shingles and door rot)
- The community received two new park benches which have a 50-year life warranty and are composite so they should hold up over time.
- The new rock wall has been received and will be installed next week.

D. Roads and Trees: Garrett Nelson

- Annual road work was completed in August- included major work on Buckhead and 2000k liner feet of crack sealing.
- The board utilized Angie's List, for significant savings, and found a new affordable tree removal contractor who removed 7 dead trees on common property.
- The community had 4 emergency tree removals during the year.
- The tree removal category is under the budget of \$15,000 with \$14,100 expensed- partly due to the volunteer help from board members and community members during emergencies.

E. Security: Ryan Losi

- Guardhouse expense is over budget due to shingle repairs, septic tank repairs, and all underlying road work.
- Two guard gate arms were broken and replaced this year.
- We have a solid team at the guardhouse now- still searching for one PT weekend floater.
- The guardhouse got a new copier/scanner, a new microwave, and new exterior light fixtures.

F. Website and Welcome: Ellen Drake

- The website is up to date with all board documents and meeting dates and times.
- All dial in information for virtual meetings will be posted online in the calendar 1 week prior to meeting.
- RLWC has done a great job coordinating the welcome effort for new neighbors in the community.

VII. Voting

- Election of Directors:
 - Five owners submitted qualifications by proxy.
 - With a vote of 208, Craig Callahan was elected to the board for a service term of three years.
 - With a vote of 207, Harvey Jacobs was elected to the board for a service term of three years.
- IRS Revenue Ruling 70-604: Passes with a vote of 248.

VIII. Questions and Comments:

- The landscaping in the neighborhood and the general upkeep were discussed.
- Should the community association pay for stump removal, as it requires the residents to do it?
- Discussion about ruts at entrance of neighborhood, why not fixed? *It was caused by a resident and is on the list to be fixed.*
- Suggestion was made to formalize the neighborhood inspection process from community partners.
- Idea of a volunteer program for neighbors to join up to help with neighborhood upkeep items, when possible, to help offset expenses- would a waiver be required?
- Discussion about a community forum where all neighbors can post feedback on problems, so all concerns and requests are transparent.
- Neighbors want more communication from the board or regular emails letting them know what's going on in the neighborhood.

- Discussion of safety concerns walking down the entrance road up to reeds landing circle- can a sidewalk be put in?
It was researched pre-covid and failed to get motion from lack of land required.
- It was suggested that the board make available all resident correspondence transparent from last year and going forward.

IX. Voting Results- See above.

X. Unfinished Business- None per Donna Scott

XI. New Business- None per Garrett Nelson

XII. ADJOURNMENT- 8:08pm