

**Overland Cove  
HOA Board Meeting  
Meeting Minutes**

July 6, 2018

**I. Call to order**

Jerry Vickers called to Order at 3 pm.

**II. Roll call**

Secretary conducted a roll call. The following persons were present:

Jerry Vickers President

Gilles Beaumont Vice-Président

Harry Tidwell Treasurer

Terry Baughman Secretary

Mark Dille Board Member

**III. Motion made to go into executive meeting:**

Motion made by Harry Tidwell, seconded by Gilles Beaumont

Passed by unanimous consent

**Functional Reports:**

Harry Tidwell reviewed meeting with Shawn from Apex:

Reviewed financials, status of past ACC approvals

Terry Baughman reviewed community tour with Sam Benefield and Harry Tidwell:

Discussed establishing priorities with Apex, townhomes and patio home maintenance

Discussed need for repairs, landscaping upkeep, and fence/gate paint, repairs, letters to owners noting violations.

Gilles Beaumont discussed inventory of clubhouse and pool equipment, security concerns keys, unauthorized use of pool. Open discussion on Wi-Fi, cameras, better key control etc.

Mark Dille presented two documents referencing common area fence repairs, painting and mold/algae control. Status of fenced parking for RVs, trailers, cars. In process of identifying all who have vehicles etc. stored in lot.

#### **IV. Consent Agenda**

- a) Motion to accept Margo Chaney's resignation from Board of Directors
- b) Motion to appoint Mark Dille to fill the vacancy of Margo Chaney until next annual meeting
- c) Motion to record elected officers of the HOA Board
  - (1) Jerry Vickers President
  - (2) Gilles Beaumont Vice President
  - (3) Terry Baughman Secretary
  - (4) Harry Tidwell Treasurer

**All motions passed by unanimous consent**

#### **V. Planned New Business Agenda**

- a) Motion to adopt the HOA Board Vision/Missions/Values/Objectives/Organization policy
- b) Motion adopt proposed HOA Policy for Regular Board Meeting Agenda and Procedures
- c) Motion to adopt HOA Policy for Regular Board meeting Agenda and Procedures
- d) Motion to adopt the Proposed HOA Policy for Open Board Meetings
- e) Motion to adopt proposed HOA Policy Board Communication to Homeowners
- f) Motion to adopt the proposed HOA Policy Homeowners Communications to the HOA board
- g) Motion to adopt the proposed HOA charter for the social Committee
- h) Motion to appoint Karen Beaumont and Ann Vi Biddle as leaders of the social Committee

**All motions passed by unanimous decision**

- i) Motion to adopt the proposed HOA Community Keys Policy (**Moved to Committee Gilles Beaumont and Mark Dille**)

- j) Motion to waive late fee for Jim Milby 918 Binding Branch.

After much discussion it was decided that the Board will not waive late fees.

Motion was defeated by unanimous decision.

### **I. Unplanned New Business**

- a) Motion to have Harry and Jerry meet with our Attorney to answer questions pertaining Dues/Fees/Fines.

The motion passed by unanimous decision.

(b) Motion was made by Mark Dille and seconded by Jerry Vickers to officially accept By-Laws and Covenants that have been assigned to HOA by the transfer of power from the declarant.

The motion was passed 4 to 1.

**Jerry Vickers adjourned the meeting at 5:05 pm.**

Minutes submitted by: Terry Baughman