

Towns of Forest Hills Homeowners Association Meeting Minutes
August 30, 2021, Via Zoom

Board Attendees

Richard Pierce (President)
Waqar Khan (Treasurer)
Melanie Hanifan (Secretary)
Yolanda Murphy (Vice President)
Olefela C. Odusegun (Member at Large)

Cavalier Management

Jim Uvena
Dan Cullinane
Jill Cullinane

Meeting was held virtually via Zoom on a meeting platform. Richard called the meeting to order at 7:00pm, quorum was established.

June 28, 2021, Towns of Forest Hills HOA Minutes will be approved and signed when 2 lots of the motion to suspend parking for the 2 accounts are recorded in the minutes. Richard made the motion, Melanie seconded it. Motion passed unanimously.

July 26, 2021 did not have a quorum; therefore, a meeting could not take place. There was a ACTION WITHOUT MEETING, #07-30-2021 to appoint Olufela Christopher Odusegun to the Board of Directors to fill the vacant Member at Large position until the Annual Meeting.

Homeowner Open Forum

Lot 017 attended; however, nothing was discussed. There was a disconnection on their end and never returned to the meeting platform.

Hearings

Lot 050 stated all violations has been completed.

Lot 158 was a "NO Show" with no progress coming into compliance on currant violations. Richard made motion to fine \$10.00 a day until homeowner is back into compliance up to 90 days, Waqar seconded. Motion passed unanimously.

At this point 10 accounts will be sent Hearing Notices to attend October 25, 2021, Towns of Forest Hills Meeting for noncompliance of dues or arch violations, 024, 059, 062, 063, 082, 093, 121, 175, 181 and 183. Richard made the motion for these accounts to be sent Hearing Notices, Waqar seconded. Motion passed unanimously

Management Report

No snow removal contracts were presented. The BOD's was presented with an Attorney status report dated July 27, 2021, Online payment report update, On-site report and inspection report for August. July's financials. Cavalier also reported 13 homes closings for the fiscal year 2021. The Reserves (Suntrust MM-2063) has been fully funded this year according to Jim, this was done by paying Brothers Asphalt a down payment from Suntrust Operating account ending in 4727 in the amount of \$34,000.00.

Financial Report

This is where the community accounts stand as July 31, 2021. Suntrust CD 100000001 \$30,000.00, Suntrust MM -2063 \$34,511.45 and Suntrust Operating -4727 \$32,215.73. The income statement as of July 31, 2021 is \$-67,807.47. The communities' expenditures are as follows (no check numbers available)

1) Patriot Disposal, \$2,555.55

Inv. 46643, Cust. 420117, August 2021 (\$2,493.22) + fuel surcharge (\$62.33)

2) NOVEC

A/C#: 2072314-000, \$54.47

A/C#: 2072314-001: \$29.31

A/C#: 2072314-002: \$19.68

3) Virginia Lawn Service, \$3,570.83

A/C#: 1078, August 2021: \$3,015.83, weeding (\$415), weekly trash and doggie task (\$140)

4) Cavalier Management, \$2,198.40

Inv. 2764: August 2021 accounting, July 2021 operations management, July 2021 office supplies

Open Issues

Annual Meeting has been set for September 25, 2021, at 11:00am located at the Community Park.

The Board discussed House Bill 1842: Smoking on public areas, the Board voted to not move forward on enforcement of this. 1 abstained vote and 4 declined, Richard made the motion, Melanie seconded.

Brothers Asphalt has not responded to the formal letter sent. Dan reported that prior to the letter sent they said they will come back out to crack fill Sparrow Ct.

New Business

The BOD's decide to decline the bid from Patriots Disposal on the PWC Leaf & Yard Waste Collection. The Board has decided to opt out of this at this time. Richard made the motion, Waqar seconded it. Motion passed unanimously.

Dan reported a freezer on Starling Ct, Patriot Disposal quoted \$75.00 for removal, Board members are checking into this.

Next Board meeting is scheduled October 25, 2021, at 7:00pm via Zoom, Annual Meeting is September 25, 2021, 11:00am at Community Park

Adjournment: Richard made a motion to adjourn at 9:19pm, Waqar seconded. Motion passed unanimously