

Celina Hills Property Owners Association, Inc.
Board of Directors Meeting Minutes-APPROVED AS WRITTEN
Monday, September 18th, 2023, at 6:30 @ VSC & Zoom
Submitted by: Marge Lamb, CAM

The meeting for Celina Hills Property Owners Association, Inc. was called to order at 6:31 p.m. by Merrill Schlegel, Vice President. In attendance was Terry Berrier, Director and ACB Chairperson, Mary Mitchell, Secretary/Treasurer and Steve Farkas, Director was also in attendance. Absent was Chad Doyle.

NOTICE OF MEETING: Signs were posted throughout the community with the agenda.

Guest Speaker, Greg Hagar from The Hagar Insurance Group came to discuss the insurance policies for the association and to answer any questions the board may have regarding insurance. He discussed General Liability plus Errors & Omissions, Directors & Officers plus crime and the umbrella policy.

MINUTES:

- A **MOTION** was made by Terry Berrier, Director and seconded by Mary Mitchell, Secretary/Treasurer to approve the meeting minutes from August 24th, 2023, with no corrections. All in Favor. Motion Passed.

OLD BUSINESS:

The board discussed the Fining Committee Members. Thomasina Brown and Gail Mulligan are on the committee board. The board is searching for one more member to help volunteer their time to their community.

NEW BUSINESS:

- Budget/BOD Meeting will be held on 10/23/23 at 6:30pm in person and on Zoom.
- Insurance is pending depending on the information Greg Hagar sends to us regarding the policies and their cost.
- By-Laws and Articles of Incorporation: A **MOTION** was made by Merrill Schlegel, Vice President and seconded by Mary Mitchell to Amend the Assessment late fee to \$20 a month plus interest. For insurance purposes, the board would also like to know which properties are rental homes or not.

MANAGER'S REPORT:

Marge Lamb, CAM read the Manager's Report. There was discussion of the violations in the community. Merrill Schlegel would like Marge to send the report to the board regarding all the violations before letters go out in the mail.

- 2313 E. Celina St: 2nd Notice of Non Compliance- Responded and complied.
- 2043 E. Marcia St.: Trailer in the driveway- Still
- 2634 E. Marcia St.: Hedges need trimming and flowerbeds need weeding- Still
- 2226 E. Newhaven St.: Trailer parked on the lot for some time-Still
- 2811 E. Newhaven St.: Yard overgrown, needs maintaining- Has been for some time
- 2820 E. Newhaven St.: Yard needs weeding-Still
- 1105 N. Brookhaven Terr: Yard needs maintaining in the front and rear lot-Responded but doesn't look like they did anything.
- 1290 N. Nashua Ter.: Trash bins are visible from the street still and they still have the unregistered/unlicensed vehicle in driveway. Yard needs maintenance.

A **MOTION** was made by Terry Berrier, Director and seconded by Merrill Schlegel, Vice President to **ACCEPT** the Manager's Report. All in favor. Motion passed.

WEBSITE:

The website continues to be updated with current information and financials for the Members of Celina Hills POA.

NEW OWNERS:

One new owner at 2763 E. Newhaven St. A welcome letter and the Covenants and Restrictions were mailed to the new homeowners.

COLLECTION REPORT:

3 Letters to Intent to Lien have been mailed out and expired on September 9th, 2023. Those balances are still due. The board should discuss with Attorney Anne Hathorn about filing a lien on the properties.

REPORTS:

Vice President wants the violation report by email before the meeting to have time to go over them.

Secretary: Nothing to report

Financial Report:

Treasurer: Financial Statements of May 31st, 2023, and June 30th, 2023, and July 31st, 2023. Tabled until next month until Mary Mitchell can get an understanding of the financials. August 31st, 2023, Marge Lamb, CAM read over account balances. Mary Mitchell asked what the account #25000 Deposits which states \$100.00, what does that mean? Mary Mitchell also asked what account #44000 Deferred Revenue in the amount of \$7,480.00 means? Mary Mitchell will be scheduling an appointment with Sharon the Accountant to get a better understanding of the financials.

Architectural Control Board:

2051 E. Newhaven St. – Pool Installation: APPROVED

Director: Nothing to Report

ADJOURNMENT:

With no other business to discuss, a MOTION was made by Merrill Schlegel, Vice President and seconded by Terry Berrier, Director to adjourn the meeting at 9:21 P.M. All in favor. Motion Passed.

Approved by: _____ Date: _____
Secretary

Next Board of Directors/Budget and Assessment meeting: Monday, October 23rd, 2023 at 6:30pm at Villages Services.