

**Habitat 1 Section A
Board Meeting Minutes
February 22, 2024**

The Board of Directors meeting of Habitat 1 Section A was held on Thursday, February 22, 2024 following the 2024 Reconvened Annual meeting beginning at 7:00 PM via Zoom conference call.

Present:

Larry Thomasson	Vice President
Patrick Schmitt	Treasurer
Scott Gibson	Secretary
Savannah Collier	Brodie Management
Brittany Stoltzfus	Transcriber (logged in at 7:50 pm)

- **Call to Order:** Mr. Schmitt called the meeting to order at 7:27 pm. A quorum of the Board was established.
- **Minutes:** Mr. Thomasson made a motion to approve the January 18, 2024 Board meeting minutes as presented. Mr. Schmitt seconded the motion. All in favor/none opposed. Motion carried. Mr. Schmitt made a motion to approve the January 18, 2024 Closed session minutes as presented. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
- **Management Updates:**
 - There were no resales in the last 30 days.
 - Violations and Architectural requests will be reviewed in Closed session.
 - Cleanouts – Ms. Collier spoke with Chuck, the owner of Alpha plumbing. Chuck is able to schedule directly with DrainPro and provide a date and time that works best for the two of them, but Alpha can do all of the work needed, so he asked for clarification. Ms. Collier has a follow up call with Chuck tomorrow. The Board would like both companies there, DrainPro to use a camera to locate existing cleanouts or identify where new cleanouts need to be installed, and then Alpha should install the cleanouts. Once a date and time is known, owners need to be notified. Ms. Elmore drafted a letter which should be sent out for notification. A locksmith should also be scheduled for the same date/time so there is no issue gaining access where needed. 2 of the owners have reached out to schedule so far. There was discussion of how many garages still need to be looked at. There are 6 buildings that need to be accessible, 3 that need cleanouts and 3 that have not been inspected yet. Ms. Collier will provide the list to the Board.
 - 1720 Leisure drainage – Katchmark sent a proposal. This will be discussed

during Mr. Schmitt's report.

- Pest control – Ms. Collier spoke with Economy who was last on-site February 15th. Economy is still baiting traps. The most recent report is pending, the map of trap locations was included in the Board package.
- Door handle – Ms. Collier is looking for a vendor that carries that model of door handle.

- **Proposed Rule Changes:**

- Mr. Schmitt made a motion to approve the amendment to Article XIV Fines Policy Resolution No. 2009-001 as proposed. Mr. Gibson seconded the motion. All in favor/none opposed. Motion carried.
- Mr. Schmitt made a motion to approve the Electric Vehicle Recharging Equipment Rule and Criteria for Installation as proposed. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
- Mr. Schmitt made a motion to approve the Termite Inspection Rule as proposed. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
- Mr. Schmitt made a motion to approve the Resale Disclosure Interior Inspection Rule as written and circulated. Mr. Gibson seconded the motion. All in favor/none opposed. Motion carried.
- Mr. Schmitt made a motion to approve the Resolution Authorizing Electronic Transmission of Information, Notices of Meetings and Voting as written and circulated. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
- Mr. Schmitt made a motion to approve the Electronic Notification and Vote Consent Form. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
- By unanimous votes on all 6 items, the new rules proposed and circulated to the community on November 28, 2023 and commented on from owners at the January 18, 2024 Board meeting are now enacted by the Board.

- **Estimate for Roof Replacement:**

- Katchmark provided a proposal for \$650 to make the necessary repair at 1720 Leisure Way. Mr. Schmitt made a motion to authorize that expenditure of \$650 to repair the gutter and drain downspout so it is in the right location. Then the Board will move forward with the proposal to connect the downspouts to a stormwater drain. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
- Katchmark provided a proposal for 2 roof replacements this year for a cost of \$85,620. The proposal is for the next two buildings on the list, 2050 Happy Lane (building 25, installed in 2009) and 1741 Leisure

Way (building 14, installed in 2010). Mr. Thomasson thought the building on Friendly Place that the tree fell on last year is supposed to be coming up for replacement this year. Mr. Schmitt asked for a proposal for these two buildings as they were next on the list, but a different building can be chosen. The contractor expects the price to go up 5-10% after March due to the increase last year at that time. The price for one roof replacement last year was ~\$43,000. Mr. Thomasson asked if there are enough funds to cover two replacements this year. Mr. Schmitt replied that there are still 2 driveways to be done on Aberdeen Ct. which will likely cost ~\$30,000. The reserve transfer amount was increased this year. There are still approximately 19 more roof replacements to be done. There was discussion about whether it would be beneficial to utilize the discount by having 2 replaced this year considering inflation. The total cost for 2 roof replacements and 2 driveways will be around the total of reserve contributions just this year. Mr. Schmitt made a motion to approve the proposal for 2050 Happy Lane and 1741 Leisure Way roof replacements. Mr. Gibson seconded the motion. All in favor/none opposed. Motion carried.

- **Synchrony CD:** Mr. Schmitt contacted Synchrony Bank after the CD matured on February 6th and was told they no longer offer competitive rates for business CDs. Mr. Schmitt requested the account be closed and a check be mailed for the total in the account (\$258,900) which should arrive in the next 10 days. Mr. Schmitt will look for a money market or CD that pays more than 5%, if he finds something at that rate, he will open the account. \$50,000 will be put into a money market and \$200,000 will be put in a CD to keep the amount under the \$250,000 cap. The Board agreed.
- **Adjournment:** With no further business to discuss, Mr. Schmitt made a motion to adjourn the meeting at 7:56 pm.

The next Board meeting of Habitat 1 Section A is scheduled for **March 21, 2024** at 7:00 p.m. via Zoom conference call.

These minutes were recorded and transcribed according to accepted business practice and were read/edited for accuracy by the Board prior to distribution.
Habitat 1 Section A, February 22, 2024

Approved as written: Richard Olney Date: 03-21-24

Approved as amended: _____ Date: _____