

**Habitat 1 Section A
Board Meeting Minutes
January 18, 2024**

The Board of Directors meeting of Habitat 1 Section A was held on Thursday, January 18, 2024 following the 2024 Annual meeting beginning at 7:00 PM via Zoom conference call.

Present:

Dick Olney	President
Larry Thomasson	Vice President
Patrick Schmitt	Treasurer
Scott Gibson	Secretary
Savannah Collier	Brodie Management
Brittany Stoltzfus	Transcriber
Diana Thomson	Owner, 2048 Friendly
Charles Ermer	Owner, 1727 Leisure
Jenny & Billy Freed	Owners, 2059 Happy

- I. **Call to Order:** Mr. Olney called the meeting to order at 7:15 pm. A quorum of the Board was established.
- II. **Owner's Forum:** The Freeds have owned in Habitat for 7 years and are attending the meeting for the first time. Mr. Ermer is a new owner as of July 2023 and is also attending for the first time. Ms. Thomson is attending to provide comments on the proposed Bylaw Amendments.
- III. **Proposed amendments discussion:** Ms. Thomson referenced the proposed amendment to Article 14 detailing a retroactive daily fine of \$50 for Bylaw violations, stating she originally pointed out the current rule when the Board tried to retroactively fine her. Ms. Thomson stated \$50 per day seems high and she is not in favor of the change, adding that she had trouble working with the Board/Management on her recent situation which is leading to legal costs for the Association and therefore, she votes no on the amendment. Ms. Thomson recommends staying with the current fine of \$50 per week. Mr. Thomasson responded that the Board is not trying to make money from fines, instead they serve as incentive to get violations abated quickly, which is the same for late fees. Mr. Schmitt replied to Ms. Thomson's question that the fines can apply to late fees depending on whether the account is in collections, etc. The amendment will not make fines automatically \$50; it just allows the Board the opportunity to fine up to \$50 daily and the fines begin when the violation occurs. There was further discussion on what is considered retroactive, when the fine should begin (at the time of violation or at the time of the hearing when the Board decides on the fine), the current policy and that the reason for amending is to clarify as there are conflicting statements within the current Bylaws/Rules. The Board appreciates Ms. Thomson's comments and will consider her recommendations when deciding whether to approve the amendment. Mr. Schmitt made a motion to end the discussion on the proposed amendments at 7:29 PM. Mr. Olney seconded. All in favor/none opposed. Motion carried.
- IV. **Minutes:** Approval of the November meeting minutes is deferred to the February Board meeting.

V. Management Updates:

- Cleanouts – There are 2 locations where cleanouts need to be installed and 3 locations that still need to be inspected. Alpha Plumbing is still not responding to Management. The Board requested that Naumann be contacted for a proposal.
- 1720 Leisure drainage – Mr. Olney met with RoofPro on January 12th. Mr. Olney recommended reconsidering the original proposal from Precision. Mr. Schmitt recommended having Katchmark provide a proposal to fix the gutter/downspouts and then have Precision handle the drainage. The Board is willing to meet with Katchmark if needed. Ms. Coller will schedule a onsite meeting with Katchmark.

VI. New Business: There was no new business.

VII. Adjournment: With no further business to discuss, Mr. Olney made a motion to adjourn the meeting at 7:34 pm. Mr. Thomasson seconded. All in favor/none opposed. Motion carried.

The next Board meeting of Habitat 1 Section A is scheduled following the Reconvened Annual meeting on February 22, 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, January 18, 2024

Approved as written: Richard B. Olney Date: 02-23-'24

Approved as amended: _____ Date: _____

Minutes respectfully submitted by Brittany Stoltzfus.