

Final
Cumberland Woods HOA Board Meeting
March 11, 2024

Members Present: Dave Schafer, Karen Kimbro, John Baron, Janet Gerhard.

The minutes of January 31, 2024 were approved.

Update on Bylaws Meeting: A meeting was held with a member of the neighborhood who has experience working with Homeowner Associations. However, little information was garnered on how our current bylaws could be improved. Also, this homeowner currently does not work in the industry and does not have a consulting practice on her own. **The board unanimously agreed that an outside HOA management company will not be considered.**

In light of the new issues that have recently surfaced, the board members unanimously agreed to hire outside legal council experienced in Homeowner Association management to handle the current issues in the neighborhood. Legal council also recommended that the bylaws be update and agreed to assist the HOA Board in this endeavor.

Some of the issues that the bylaws should address include: Process for approval of homeowner requests, grandfather clauses for changes, Small claims court vs liens on homes, short term vs long term leases, interest paid on violation fees, sheds on property, visible garbage cans, placement of EV chargers, garden or rock garden in front yard, installation of circular driveways.

Spring Planting: Perennials will be planted at the front entrance of the sub. Also to be included in the plan is the corner of Lake Ridge and Foxwoods. A more detailed plan will be presented at the next meeting. The lawn maintenance contractor should be reminded to weed and feed the front entrance to prevent the dandelions from growing.

Mailboxes: There are approximately 22 mailboxes that are leaning to the side. John has a method to repair them using gravel and will start repairing them in the Spring. The painting of the mailboxes will be discussed at the next meeting.

Webpage: A draft of the new website will be ready for board review in April, 2024.

Request for Solar Panels: A house on Long Meadow is investigating the feasibility of installing solar panels on the roof of his home. A diagram was provided for the board to review. Due to the homeowner just initiating this process, no further action by the Board will be taken until the homeowner makes a final decision.

Annual Board Meeting: This meeting will be held in June, 2024 via Zoom. Date is to be scheduled.

Finances: The financial report was presented. A separate category was created for legal council. In terms of annual dues, one family has not paid their dues and one family owes \$40 of the dues.

Director's position: Kim Vitu has respectfully submitted her resignation as Director due to other commitments. The board decided to hold off filling the Director position until the annual meeting in June. Karen Kimbro has agreed to fill the role until a new member is installed.

Next Meeting: There will be a board meeting on Tuesday, April 2, 2024 to discuss HOA bylaws.