

Serenade Homeowners Association, Inc.
Minutes: Board of Directors Meeting
1007 Towne Lake Hills East, Woodstock, GA 30189 (Offices of Sixes Management)
October 21, 2020 7:00 PM

Board Members Present: Peter Conrady, Robert Lockhart, David Wright, Mark Cambron
Board Members Absent: John Guse
Property Managers: Lena Davis, James Haslam, JaNae Brown

- Meeting Called to Order by the President at 7:05 PM. A quorum of the Board of Directors was established

Motion: Approve meeting minutes of September 16, 2020 Board Meeting

Vote: Motion Approved (4-0)

Committee Reports

1. Social (John Guse)
 - a. Next meeting scheduled for 10/25
2. ARC (Mark Cambron) – No report
3. Welcome Committee (David Wright) – No report

Property Management Report

1. Reviewed facilities inspection report and maintenance items
2. Architectural Log reviewed
3. Compliance Log reviewed
 - a. Discussed homeowner responses to enforcement letters
4. Property Issues
 - a. Obtain additional estimate for stonework repair
 - b. Discussed options to address reservation of pavilion and Serenade Park
 - c. Consider change to Design Guidelines for approved turf material
 - d. Assess condition of pavilion roofing for maintenance
 - e. Assess Overlook road conditions
 - f. Research potential retrofit of pool mushroom for a splash pad

Motion: Approve Property Manager's Report

Vote: Motion Approved (4-0)

Financial Report

1. Comparative Balance Sheet Reviewed
2. Income Statement Reviewed
3. Reserve Report Reviewed

Motion: Approve Financial Report

Vote: Motion Approved (4-0)

Old Business

1. Pool Management
 - a. Revised Goldi Pools contract to open pool on April 16, 2021
2. Discussed Landscape Expectations and Projects
3. Updated on status of camera installation
4. Mailbox Discussion tabled until November Meeting

New Business

1. Reviewed 2021 Proposed Operating Budget and Reserve
2. Discussed logistics for Holiday Decoration and light installation
3. Confirmed next meeting November 18, 2020 at 7:00PM

Motion: **Adjourn Meeting**

Vote: **Motion Approved (4-0)**

- Meeting adjourned by the President at 9:47 PM