

**Serenade Homeowners Association, Inc.**  
**Minutes: Board of Directors Meeting**  
**1007 Towne Lake Hills East, Woodstock, GA 30189**  
**February 17, 2021 7:00 PM**

**Board Members Present:** Robert Lockhart, Mark Cambron, Katrina Singletary  
**Board Members Absent:** John Guse, David Wright  
**Property Managers:** Lena Davis, James Haslam, JaNae Swanson Brown

- Meeting Called to Order by the President at 7:18 PM. A quorum of the Board of Directors was established

**Motion:** Approve meeting minutes of January 20, 2021 Board Meeting  
**Vote:** Motion Approved (2-0-1 Abstain as not present at past meeting)

**Committee Reports**

1. Social (John Guse) – Revisit at March meeting
2. ARC (Mark Cambron) – Advise that Design Guidelines will be reviewed throughout 2021
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
4. Confirmed tennis and basketball court resurfacing in March
5. Discussed addition of Serenade Park and Pavilion to Reserve My Court Reservation System

**Motion:** Approve Property Manager's Report  
**Vote:** Motion Approved (3-0)

**Financial Report**

1. Comparative Balance Sheet Reviewed
  - a. Note: Increase in common area electricity as a result of holiday lighting
2. Income Statement Reviewed
3. Reserve Report Reviewed

**Motion:** Approve Financial Report  
**Vote:** Motion Approved (3-0)

**Old Business**

1. Discussion of KDA Newsletter partnership tabled until March
2. Reviewed Status of Security Camera Installation
3. Discussed Potential Newsletter Agreement with KDA Communications

**New Business**

1. Confirmed Next Board Meeting for Wednesday, March 17, 2021 at 7:00 PM

**Motion:** Adjourn Meeting  
**Vote:** Motion Approved (3-0)

- Meeting adjourned by the President at 8:46 PM