

Serenade Homeowners Association, Inc.
Minutes: Board of Directors Meeting
1007 Towne Lake Hills East, Woodstock, GA 30189 (Offices of Sixes Management)
November 18, 2020 7:00 PM

Board Members Present: Peter Conrady, Robert Lockhart, David Wright, John Guse (arrived 8:15pm)
Board Members Absent: Mark Cambron
Property Managers: Lena Davis, James Haslam

- Meeting Called to Order by the President at 7:06 PM. A quorum of the Board of Directors was established

Motion: Approve meeting minutes of October 21, 2020 Board Meeting

Vote: Motion Approved (3-0)

Committee Reports

1. Social (John Guse) - Discussed possible installation of a message board at entrance. Requested budget increase.
2. ARC (Mark Cambron) – No report
3. Welcome Committee (David Wright) – No report

Motion: Increase Social Budget to \$2,500 annually.

Vote: Motion Approved (3-0)

Property Management Report

1. Reviewed facilities inspection report and maintenance items
2. Architectural Log reviewed
3. Compliance Log reviewed
4. Property Issues
 - a. Review additional estimate for stonework repair and flagstone removal

Motion: Approve Estimate for Stonework repair and flagstone removal \$1, 000

Motion : Motion Approved (3-0)

Approve Property Manager's Report

Vote: Motion Approved (3-0)

Financial Report

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

Motion: Approve Financial Report

Vote: Motion Approved (3-0)

Old Business

1. Reviewed status of Mailbox Installation Project and Notification Letter
2. Reviewed Status of Security Camera Installation

New Business

1. Reviewed 2021 Proposed Operating Budget and Reserve

2. Discussed status of Holiday Decoration and light installation
3. Reviewed Annual Meeting Notice and Procedures
4. Scheduled Annual Meeting for Tuesday, February 2, 2021 at 7:00 PM

Motion: **Approve 2021 Budget and Reserve as submitted**

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

Motion: **Adjourn Meeting**

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

- Meeting adjourned by the President at 8:42 PM