

**BOARD OF DIRECTORS MEETING
TUESDAY, SEPTEMBER 6, 2022
7 PM
VIA ZOOM**

CALL TO ORDER

Dianne called the meeting too order at 7 PM

ESTABLISH A QUORUM AND NOTIFICATION OF MEETING

A quorum was established with all board members present. Notification established by posting agenda with date and time of meeting and email notification via email to homeowners by Teri Wimmer.

APPROVE MINUTES FROM LAST MEETING

Sue made a motion to approve the minutes from the last meeting.
Dolores seconded the motion. All board members voted to approve.

TREASURERS' REPORT

Dolores gave the Treasurers' Report.
All 3 accounts were paid in July and August.
There is \$17,154.27 in the operating account and &2,989.87 in the reserves account.
There are 5 homeowners delinquent in the last quarterly assessment. Teri Wimmer has sent our late notices with fines to all delinquent homeowners.

OLD BUSINESS

Dianne stated that we all need electronic access to Teri Wimmer's new Website. Board members are to meet at Sue's home on September 19th at 10 am to learn how to access the new website for Teri's management company. That will give board members access to financial and violation information.

NEW BUSINESS

1. Discuss Date and time for Annual meeting. The Annual Meeting will be at 10 AM on Saturday November 12th at Riverwood Club house.
2. Budget Committee-Budget Committee must be formed this moth to formulate the proposed budget so that it may be included in the notice of our Annual Meeting. The Committee will consist of Dianne Mongelli, Beth Russell and Dolores Davis. They will be meeting on September 26th at 10 am at Dolores' home.

3. Riverwood Violations in our neighborhood.- violation letters and notices have been issued in our neighborhood with the intent to bring our homeowners into compliance with Riverwood statutes. The Wimmer Management company is following up with these.
4. Lawn Service Contracts-Dianne made a motion to put our lawn service out to bid. Bob seconded the motion. All board members approved. Dolores had gotten 3 bids from different lawn service companies. Nick's Bid with Pleasant View Lawn service was the most reasonable. Sue made a motion to accept Nick's bid, Dolores 2nd the motion. All board members agreed.
5. Dianne asked if Sue would have Teri send out an email to all homeowners informing them of Sable Cove's new website. www.Sable-Cove.com

INPUT FROM HOMEOWNERS

None

Adjournment

Sue made a motion to adjourn. Dolores seconded the motion. All board members agreed. Dianne adjourned the meeting at 7:45 PM