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**Eden Villas Garden Townhome Association Board Meeting Minutes
June 28, 2018 Meeting Rescheduled to July 5th due to bad weather**

Meeting called to order: approximately 6p.m.

Board Members Present: Rick Roberts: Proxy given to Robert, Robert Vinson-present, and Bill Lord:
Proxy given to Jim.

Prayer: by Jim Gunter

Minutes Attached: Circulated for Board to look over. No changes were needed and Robert made the motion to accept the minutes as written, Bill Lord 2nd by Proxy. Motion carried.

Financial Report: we have approximately \$71,000.00 in the bank and approximately \$166,000 in the Quantum Reserve account. Jim discussed the differences and similarities that we are seeing with the present Mgt. Co. and the Previous Mgt. Co. A homeowner inquired as to what kind of audit was done during the switch in management companies. Jim explained the a full audit was discussed and found to be very time consuming and extremely expensive so it was decided that Board members would conduct their own audit of the 130 accounts. They found a \$5,000.00 discrepancy but the previous Management Company "made good on that, so it was taken care of.

Maintenance Requests: We have one this month that is in very bad shape and needs immediate to be done. It will be a total rehab job and Jim asked for a motion to approve the work up to the limit of \$8700 while we wait on second bid to come in. Work will be done in August. Robert made the motion to approve and Bill Lord by proxy 2nd the motion, all were in favor.

Other Business: The lawn care guys will be here on Monday the 9th and then on Wednesday the 11th the guys will be here to spray for weeds.

The pool had to be treated again due to the extensive rains. It has to be inspected and will be open for the weekend. There is a party (rental) on Saturday afternoon but the pool will be open.

Concerns and Questions from Neighbors:

1. Tree limbs on both Woodvine Lane and Woodvine Circle are hanging so low that they are scrubbing the tops of cars. Jim will check on this right after the meeting and Robert will check on getting them trimmed.
2. The "private drive" sign on Stonehenge Drive is coming loose from the sign post.
3. Concern about pot holes on our streets. Short, amusing discussion about Domino's Pizza commercial announcing that they are paving streets so pizzas won't get ruined during delivery. Someone suggested that we call them. Someone else spoke up and said the Domino's won't deliver to Stonehenge. Board will check with Attny. Bright to make sure that the HOA can borrow funds from reputable lender to fix the streets in the neighborhood. If so, then the neighborhood will have to vote on it for it to be approved.
4. Neighbor at 1831 Stonehenge has reported that her neighbor(possibly an elderly woman) behind her, on Oakleaf has lots of overgrowth in her patio/side yard that is now encroaching on the yard at 1831 Stonehenge. Board will get the address and send the person on Oakleaf a notice.
5. The patio of the house on the corner of Stonehenge and Mary Vann is overgrown with Mimosas. The house is empty but the owner is paying their dues. Will try to contact.

Motion to Adjourn: Robert motioned and Rick 2nd by proxy.

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