

## Eden Villas Garden Townhome Association Board Meeting Minutes 05/24/18

**Meeting called to order:** approximately 6p.m.

**Board Members Present:** Rick Roberts, Robert Vinson, and Jim Gunter (Bill gave his Proxy to Jim for this meeting.

**Homeowners Present:** Approximately 11

**Prayer:** led by Jim Gunter

Jim asked everyone who hasn't done so, to fill out the Resident Information Sheet. This will be used to contact the homeowners for a variety of things.

**Minutes of last meeting** circulated for Board members to look over and make necessary changes.

No changes were needed and Robert made the motion to accept the minutes as written, Rick seconded and all voted to approve that the minutes be accepted into the record.

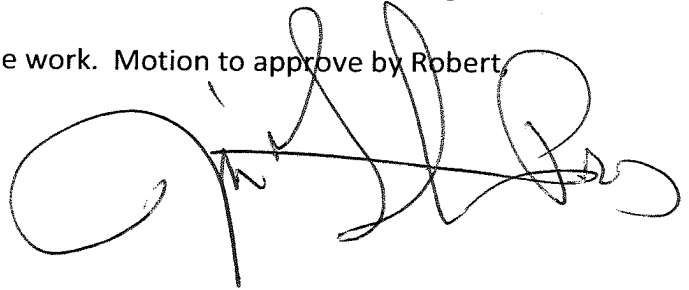
**Financials:** We have all our bills paid and current. Typically we begin work on houses the first of June. We will start approving work on houses to begin soon. We like to wait until we have the funds to pay for the work to be done. As on the end of April we reached that threshold amount so we will start approving work for repairs on houses this year. We went up \$11 on the homeowners dues because of the enormous sewer bill and our sewer budget is on track, as of end of last month we were right on target with it so apparently we did raise the dues sufficiently to cover the sewer bill. I don't see any problems with our financials except that there are 27 homeowners who are more than \$500.00 behind on their homeowner dues. The total owed by those 27 people is approximately \$99,000.00; that is a lot to be behind. Recommend that all that haven't been sent to the Atty. for collection, be sent to him right away. Robert made motion to do so and Rick seconded, vote was unanimous.

### Repairs:

- \*1885 Richland: hole in soffit. Remove, replace & paint. Cost: \$660.00. Motion to approve by Robert, second by Rick, vote unanimous.
- \*1811 Stonehenge: paint & replace some siding. Cost: \$2450.00. Motion to approve by Robert second by Rick, vote unanimous.
- \*826 Oakleaf: paint exterior door
- \*1851 Stonehenge: paint
- \*1805 Stonehenge: repair exterior, pressure wash, prep & paint. Cost: \$3000.00. Motion to approve: Robert, second: Rick, vote unanimous.

### New Business

- \* Approve request for Jill Tullock with Merchandising Media to do website logo design for \$200.00.
- \* This was the lowest bid that we received to do the work. Motion to approve by Robert, second: Rick, vote unanimous.

A large, stylized handwritten signature in black ink, likely belonging to one of the board members mentioned in the minutes.

**This list is not meant to be a part of the minutes.**

**Pool Monitor Information**  
**(as of 5/24/18)**

**Week Days:** Judy's schedule

**Saturdays:** Patricia Gammage (205-790-0063) 10:00-2:30

Beth Childress (205-396-7366) 2:30-8:00

**Sundays:** Sherri Bell (205-470-6515) 1:00-8:00