

## **HAWTHORN VILLAGE HOA BOARD MEETING**

**Meeting Date: 10/10/22 in person and via Zoom**

**Present:** Nancy Parrot, Rick Torrence, Stan Kelly, Sydney Farris, Michael Biddinger and Amanda O'Daniel with MBRE,

**Homeowners:** Rick Poole and Linda Poole

---

**Nancy Called the meeting to Order @ 6:00 pm**

**Approval of September Meeting Minutes:** September minutes were reviewed. A motion to approve was made by Stan and seconded by Rick. Approved unanimously.

**Financial Report:** Michael gave the financial report. Sydney made a motion to accept the Financial Statement. Rick seconded the motion. Acceptance approved unanimously.

### **Old Business:**

- An extensive discussion was had regarding the CC&R changes for rental properties.
- Rick Torrence provided a sample of bullet points on amending rental restrictions. The Board Members discussed clarifying in the amendment that all rentals would be for residential use only, no hardship allowances, and a monthly fine for any Homeowner out of compliance.
- Stan is making revisions to the bullet points that will be brought before the Board at the next meeting.
- Discussion was had regarding which fences are the responsibility of the HOA and which fences are considered to be on the common areas. The Board of Directors are going to consider Rules and Regulations regarding the fence maintenance and staining. The consideration is to be that the HOA will maintain the boundary fence staining and, in the occurrence of damage, will split the cost of repairs with the Homeowner. Fences that are an HOA responsibility will be identified by the Board of Directors. Michael or Amanda will send the Board of Directors a plat map to help with this process.
- Michael will send sample Rules & Regulations to the Board Members.
- The discussion on the names of homeowners who are delinquent on their HOA dues being included in the meeting minutes has been tabled for a later date.
- A discussion regarding the Homeowners Directory was had. Different layouts were discussed. Amanda will provide Sydney samples of some layouts.

### **New Business:**

- There was a discussion on a Hawthorn Village HOA Facebook page to promote Homeowner involvement within the community.

Respectfully Submitted,

Amanda O'Daniel, Property Manager