

Olde Hermitage Association, Inc.

Website: <https://oldehermitageassoc.godaddysites.com/>

MINUTES of Annual Meeting



Date of Board Meeting: January 11, 2023

Attendees:

Jenny and Paul Barry
Rai Beasley
Bonnie Bradford, Louise Setchel
Jaycee Dempsey
Matt and Jenn Deuell
Mike and Nancy Hall
Mindy Fast and Mike Kastner
Sandy Talmadge
Kim Via
Mitch Wilhelm

Mitch opened the meeting at 7:04. It was immediately established that we have a quorum with 31 proxies received and 10 households represented in person.

The minutes of the 2022 Annual meeting were brought up. Everyone was reminded that they are located on the Olde Hermitage website. No one needed to have them read; a motion was moved to approve them and the motion carried.

Mike Hall was asked for a 2022 Budget report. He reported \$294.03 was spent on utilities and \$601 on insurance. \$1183 was collected in assessments for the year 2023 but deposited in 2022 since some paid before 2023. Other details can be viewed on the budget statement posted on the HOA website. The savings account holds \$10,174.49. Bonnie Bradford asked if there was a way to accrue more interest on this since it only earns pennies per year. She offered to research a bank that might provide us with a better return on our investment. Mike Hall then presented the budget for 2023, which can also be viewed on the HOA website. Gabriel Landscaping remains the same at \$3000, our biggest expense. Projected income for 2023 is \$4831. SCC fees are \$25 annually and our website domain is \$143 annually. Insurance went up \$14. Postage is estimated to be \$36. At this date, 70% of the homeowners have paid their annual assessment fees. Jaycee asked if we ever charge late fees to those who do not pay on time. The answer is yes. A motion was made to accept the budget and it passed unanimously.

Mike asked if anyone has a neighbor who is not receiving Olde Hermitage e-mails, to please get their e-mail address so it can be added to our Olde Hermitage directory.

Mitch reported that Pete Colley, who has been a very active and productive member of the board

for several years, has dropped off. Pete has done an excellent job of handling the maintenance contracts for the landscaping, but now Mitch will be taking over that responsibility.

Sandy Talmadge asked who was responsible for the wreaths on the bridge this year. Charlene Batkins purchased the wreaths and Angelo Pascucci and Mike Hall hung them. They will be coming down this weekend. Matt offered to store them in his attic until next year.

Mitch reported that the lights on the bridge are 33 years old and beginning to fall apart. He has looked into having them replaced, but electrical companies have not returned his calls. A neighbor who works for GE may be able to help with this endeavor and recommends LED lights for the replacements.

Mitch made a plea for neighbors to clean up after their dogs. Placement of a canister with bags for this purpose was discussed and decided against. Mitch also announced that he is planning a spring clean-up day for the common area.

Kim Via asked about the tagged trees along the creek and in the common area. Rai explained that the County is studying whether a diversion of the creek can reduce flooding and reduce the frequency of dredging the area at the bridge.

Paul Barry asked for an explanation of the work that Bartlett Tree Services did in our common area. Mitch read from the contract describing the removal of vines, trees, and trimming of the canopy to provide more sun for our growing willow trees.

Jaycee initiated a discussion of obtaining an evaluation of the trees in the woods along the creek, looking for damaged or unhealthy trees that could present a danger for falling on houses. Mitch said that was not on his agenda for this year but may be something for discussion in the future.

Jaycee asked if the Association owns any Halloween decorations (no). She is interested in decorating the bridge area this October. That idea was met with enthusiasm.

With no more discussion, Mitch adjourned the meeting at 7:48 p.m.

Submitted by Nancy Hall, Secretary