

In Attendance:

CCC Board Members:

Sydney Capp, Marsha McMillian, Susan Tindall, Jeffery Aizawa

Jennifer Tharp (Property Manager, Mulloy Property Management)

Meeting was called to order at 6:02 p. m.

Guest in attendance, signed in

FINANCIALS

- Jennifer provided an overall view of the financials reports for the community, provided instructions on how to read the balance sheet and statement of operations.
- Overview of the 2025 Budget and review of line items.
- Jennifer noted that there will be no mulch and the pool will not open this year. Those items were not budgeted in the current budget
- Jennifer is in the process of reviewing the pool repair; this will be an on going project and will take time to get answers.
- Executive Session - Board of Directors discussed past due accounts and next steps on legal actions.
- Executive Session - Board of Directors and Jennifer discussed the financial situation and the importance of protecting the safety and property of the community.

COMMUNITY UPDATES

- Mailbox is currently in production. Due to the age there will be a different style mailbox installed. Estimated to be installed by the end of April, 2024
- Review of current project bid request include – fence repairs – siding pressure washing – shutter repairs – siding repairs on all buildings and all garages – patio & deck assessment – termite inspections
- Lawn/landscape updates – Lawns will be cut on Monday's – Shrubs in the community will be evaluated later in the year.
- Security cameras were also discussed and the board does not feel they will help and advised everyone to get a security system for their home.
- Reminders regarding pet waste pick up – modifications of common areas – repair request procedures – after hours emergency number was provided.
- Sydney will create a GROUPME for the community

Meeting adjourned at 7:15 PM

Minutes approved via email 04/10/2025