

**HARVEST BEND, the MEADOW
HOMEOWNERS' ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS MEETING
MINUTES – OPEN SESSION**

Pursuant to Article V, Section 2 of the By-Laws of Harvest Bend, the Meadow HOA., Inc. the Open Session of the monthly Board of Director meeting was duly noticed and convened on Thursday, June 18, 2020 7:23 p.m. at via ZOOM.

IN ATTENDANCE

Directors Austin, Calloway, Hodges, Teague and Valigura were in attendance.

OTHERS IN ATTENDANCE

Association & Community Management Professionals, Inc. (Management) representative, Ransom Daly, was also in attendance.

APPROVAL OF THE MINUTES

The Board reviewed the May 21, 2020 Regular Board Meeting Minutes. A motion was made by Director Calloway, seconded by Director Teague and unanimously approved to accept the May 21, 2020 minutes as amended.

ITEMS APPROVED VIA UNANIMOUS CONSENT OR CONFERENCE CALL SINCE THE LAST MEETING

None

REPORT OF ACTIONS IN PREVIOUS EXECUTIVE MEETING

No actions taken in Executive session.

MANAGEMENT REVIEW

Management reviewed the monthly financials and old business. Management informed that the 2020 assessments are currently 94% collected compared to 94% at the same time last year, 92% in 2018 and 93% in 2017.

Director Calloway moved to reschedule the Annual Meeting of the Members to August 20. Director Valigura seconded the motion and it was unanimously approved.

The Board made a motion to approve the May 2020 financials. The motion was unanimously approved.

Director Valigura stated the breaker box at the pool has been reset and everything is working now.

ESPLANADE MAINTENANCE

The esplanade improvements were deeded to Harvest Bend, the Village by the MUD many years ago. An attachment is missing in our files. Director Valigura will send the document minus the attachment and Management will research to find the attachment.

ACCOUNT 0383

The Board discussed the tall bushes in front of this property. The restrictions state that a hedge cannot be more than three feet high in front of the front structure line. Director Valigura moved to have management cite all hedges in the front yard and ensure this property is cited, Director Hodges seconded the motion and it was unanimously approved.

DELINQUENT ACCOUNTS

Director Hodges moved to send all accounts owing two or more years to the attorney to pursue collection up through and including foreclosure. Director Austin seconded the motion and it was unanimously approved.

STORAGE OF LARGE VEHICLES

There is a large van, taller than six feet six inches in height at account 0179 that needs to be cited. There is a group of people living at account 0396 and two cars are parked on the yard. The Board will take pictures of these because they occur on weekends and after five p.m.

ADDITIONAL CONSTABLE PATROL HOURS

The Deputy did not show up the first night. Director Valigura stated that the Deputy texted on Saturday morning and asked to make up the hours. He was asked to work Saturday and Sunday. The deputy showed up on Saturday but did not show up on Sunday. She has not heard from anyone since then.

OPEN FORUM

No homeowners were present.

NEXT MEETING

The next open session of the Board of Directors monthly meeting was set for July 16, 2020.

ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Judy Calloway, Secretary
Harvest Bend, the Meadow HOA. Inc.

DATE