

## Regime 1 Meeting Minutes

1-29-2023

1003- Meeting called to order by Jay Thompson.

1005- Motion to approve minutes of last meeting by Vaughn Clarke second by Lonnie Jones. Motion passed

1006- Financial Report given by Judy Troup. Discussion of past due members. We agreed for enforcement of \$25 per month late fees because bylaws do not allow for more until they are revised. Motion to accept Financial report By Lonnie Jones second by Bob Davis. Motion passed.

1010- Old Business

Stucco project update- Coming along well, approx 65% now. Signs, lighting, etc. are all looking very good.

Question on lighting- Member asked about accent lighting and was referred to Landscape committee.

Repairs- EBS is doing a very good job- also have crews completing repairs ahead of stucco. Rick is also helping a good bit. He only charges \$40/hr.

Sewer- Current/recent repairs- putting together a PM plan for sewer and other areas.

Butler- Atty is out of town. No updates to report.

1047- New Business

Maintenance Committee- Setting up a good PM schedule for R1.

Landscape Committee- Becky Thompson reporting, Melissa Hainey not present. Bylaws are clear what is/isn't allowed. Discussed community property. Discussed Azalea maintenance. Discussed office providing new owner orientation material.

1133- Late fees, revisited earlier statement regarding late fees and bylaws.

1139- Insurance discussion of increase. No way to mitigate it.

1159- Motion to adjourn by Lonnie Jones second by Vaughn Clarke motion passed..

*David Jones*