

Balintore Board Meeting
February 20, 2024
6:00 PM
Via Zoom

Meeting called to order at 6:03 by John Arata

Roll Call:

John Arata – President; Jeremy Froehner – Vice President; Jennifer Arata – Treasurer; Beth McElveen – Secretary; Rob Reardon – Director; and Matthew Morgan – Property Manager in attendance.

Quorum present. Jennifer Arata confirmed the meeting notice was posted 48 hours on sign board prior to meeting as required.

Guests – John Roseman, Mary Nicholas

Approval of Minutes:

Beth made a motion to approve the minutes from the previous meeting as written. Seconded by John Arata. All approved.

Treasurer's Report:

Jennifer Arata stated that there was an EOY positive net income of \$6400. This is largely due to savings on conservation area and front entrance. Reserve balances are on target at \$118,000. Nothing was charged to the reserve in 2023. Regarding the 2023 annual dues payments one owner short paid. Multiple notices have been sent. The only remaining option is collections.

The January 2024 financial results have been received. These results show a favorable balance of \$600. There are 3 accounts that are unpaid. Notices are scheduled to go out the last week of February.

There is some concern about continuing the relationship with the current Balintore CPA firm. The owner had a serious illness last year and was unavailable for over 2 months. This is a small office with a small staff that has limited knowledge of the Balintore account. This firm uses the basic tools of Quickbooks.

ProActive, the current Balintore management company, has the ability and resources to provide the accounting function necessary. They use a program designed specifically for HOAs, which includes an automated process for sending out past due reminders in a timely and efficient manner in accordance with the law. They have a process in place to provide checks and balances, including the practice of having a Balintore board member have approval over all invoices prior to payment. The software allows payments via credit card (2% processing fee) and bank account. ProActive representatives Matt and Patrick will provide a demo for John Arata, Jennifer Arata and Beth McElveen within a few weeks. Matt stated that, should it be decided to move forward with ProActive, he does not anticipate getting the existing files from the current CPA to be a problem.

Balintore is required to notify all owners that the year end financial statements are available and how they can request them.

Jennifer Arata stated that the Document Preservation project is complete and has been filed in accordance with legal requirements. A copy of these documents have to be made available to the HOA members.

Jennifer recommended that these documents be sent out together.

GROUNDS AND ARCHITECTURE COMMITTEE:

A walk thru needs to be scheduled for the Spring. Jennifer will coordinate with the committee members and the board.

The mailboxes need a refresh. Owners will be recruited to participate in this project. Landon Wetzel will be the “trainer” on this project. The paint and materials will be provided. Robert offered to help with this project.

The front entrance also needs a refresh. Jennifer has volunteers to assist with this project.

There are no violations to report at this time. One letter was sent to an owner by Matt.

UNFINISHED BUSINESS:

The library project and bench in the common area are still on the radar. Jeremy will check on the status of the library project. The grounds committee will work with Jeremy on a design for the common area. It was noted that 2 owners have expressed their concern about placing benches in this common area.

Mary Nicholas said front entrance next to golf crossing is dangerous. Shrubs need to be cut back. Jennifer is going to speak with Penny about getting this area cut back.

Preservation of Documents – all signed off.

NEW BUSINESS:

The Balintore attorney has drafted the Leasing amendment to limit the number of rentals in the neighborhood to 10% with a one year minimum lease. The next step is to get a group of board members and owners to help solicit support. Need 51 YES votes for this to pass. Signatures will be necessary. There are currently 6 rentals with no limit. Mary Nicholas offered to participate. Beth and Jennifer will coordinate list and solicit help.

There continue to be issues with dog walking etiquette. Jennifer will draft an email to be sent to owners.

A number of speeders have been identified. John Arata has spoken with many of these folks but this continues to be a concern. John will provide a list to Matt and he will send out letters to these offenders.

PROACTIVE:

Matt will send out letters to speeders.

Matt will provide language for year end financials.

Grounds committee and architectural committee walk thru to be scheduled.

Next BOD meeting – April 25

Meeting adjourned at 7:22 PM