

OLDE BEAU OWNERS' ASSOCIATION BOARD MEETING MINUTES

August 22, 2024

(9:00 AM-11:10 AM)

Board Members present: Thomas Adams, Bob Choate, Bill Clark, Craig Greer, Larry McBean, Lisa Parker, Hans Wittelsberger

Partner Representatives: Kathy Kennington Davis, Liz Packer Kimberly (via Zoom)

General Manager: Tommy Maines

- A. Board meeting called to order at 9:00 AM Adams
- B. Bob Choate made a motion to accept amended July 2024 OBOA meeting minutes. Hans Wittelsberger seconded the motion. The motion passed unanimously.
- C. Open Property Owners' Forum Adams
 - No owners present
- D. General Managers/Partners Corner Maines/Davis/Kimberly
 - **Club Update:**
 - The Alleghany County wine event was a huge success with 229 people attending!
 - Labor Day events planned include:
 - Anne Rawls is organizing a 'Decorate Your Golf Cart' as your favorite beverage parade!
 - There is a round robin pickleball tournament.
 - Please check the Olde Beau calendar for a list of all events planned.
 - Our Christmas schedule is already busy with many private parties already booked!
 - We continue to add new members, about two to three per month. Our membership total is now 381 social and golf members!
 - The Club Board will be discussing winter projects.

A couple Olde Beau members anonymously donated \$5,500 to one of the Club staff members. She has worked at the Club for 2 years and currently is a sophomore at Appalachian State University.

E. Committee Reports

- **Roads/Greer (Gipson)**
 - Alan Crees from Municipal Engineering-MESCO will provide OBOA with a master plan for the roads and culverts. He will be here to walk the property with Les Gipson. The master plan will be written up DOT style priority list and GIS mapping. The Master Plan, including a cost estimate, is expected to be available to Board members before the next OBOA meeting in September. Alan Crees will attend that meeting.

- Larry McBean is getting an estimate from Aguilera Tree Company to trim overhanging trees on County Downs and Turnberry roads. Aguilera will also take care of the tree down on Laurel Cottage Lane.
- **Signs/Davis**
 - A new directional sign is to be installed at the main Olde Beau Motor Coach Resort entrance. Posts are complete and as soon as the utility locations are marked, it will be placed.
- **Trash/Clark**
 - We expect our new compactor to be delivered on Wednesday. Be aware that the old compactor will still be on-sight for a few days until WM can come and pick it up.

Please continue to follow all of the rules and regulations of our trash and cardboard collection area. Please inform the OBOA Board if you see anyone not following posted rules. It costs everyone more time, energy and money when rules are not followed.

- **Monuments/McBean**
 - We are working on getting an estimate from Alvarez for sealing the monuments.
 - The center triangle in the center of Troon and Turnberry is falling apart and needs work. We will get an estimate on fixing that.
 - The pole marking Sir Richards Ct has been knocked off center. We will get that back to standing straight.
- **ARC/Greer**
 - The committee met on Wednesday.
 - There are several requests.

F. Financials

Choate

Balance Sheet as of July 31, 2024

<u>Assets</u>		<u>Liabilities</u>	
Operating Account	\$ 22,325	Accounts Payable	\$ -----
Amenity Fee Fund	83,249	Prepaid Dues	
Savings	5,712	Retained Earnings	
Skyline/Truist CDs	188,316	Amenity Fee	85,116
Money Market	25,025	OBOA (Loss)	241,378
Accounts Receivable	1,867	Reserves	
Total	\$ 326,494		\$ 326,494

At July 31, 2024, and for the seven months then ended, OBOA continues to have a strong balance sheet and income and expenses are fairly stated.

Income Statement

- In July, OBOA revenues were \$10,655 from the collection of dues. Expenses were \$5,432 consisting of \$3,837 for waste removal, \$409 for electricity and \$220 in legal expenses. All expenses were within amounts budgeted.
- During July, Amenity Fees collected totaled \$1,504. There were no expenses incurred in July.
- OBOA 2024 dues were billed in July. The annual dues of \$950 per 282 lots is expected to raise approximately \$251,000 to fund operations, road repair and paving.

G. New Business

Adams

- Discussion of opening OBOA Board Meeting to Olde Beau HOA presidents during non-executive discussions.
 - Bill Clark made a motion to keep existing policy of OBOA Board meetings only due to prior history of disruption. Bob Choate seconded the motion. The motion passed.
 - Tom Adams to write a letter to OBOA members explaining the Board's decision, where the meeting minutes are found on the Olde Beau website and the Open Owners' Forum time.
- Tom Adams to talk with Tommy Maines about planning a simple annual meeting in October. We need to schedule one per year. This will be planned for afternoon time and be available in Zoom and in person. We are planning to change the annual meeting date to springtime for the 2025 year.
- Tom Adams, Lisa Parker and Bill Clark's terms will be expiring this year.
- Craig Greer made a motion to extend the negotiations of the JUCSA for 120 days to the date of February 11, 2025. The current agreement was supposed to be completed by October 14, 2024. Bob Choate seconded the motion. The motion passed unanimously.

H. Old Business

Adams

- We are looking for a liaison to help with communication with Aqua Water. Please contact the OBOA if you are interested.

The meeting concluded at 11:10 AM.

The next OBOA meeting is planned for Thursday, September 26, 2024, at 9:00AM EDT, and will be in person and on Zoom, in the Alleghany Room of the Club House.

Respectfully submitted by Lisa Parker, Secretary