

OLDE BEAU OWNERS' ASSOCIATION BOARD MEETING MINUTES

April 25th, 2024

(9:00 AM-10:20 AM)

Board Members present: Thomas Adams (via Zoom), Bob Choate, Bill Clark, Craig Greer, Lisa Parker (via Zoom), Hans Wittelsberger (via Zoom)

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

General Manager: Tommy Maines

Roads: Les Gipson (via Zoom)

- A. Board meeting called to order at 9:00 AM Adams
- B. Tom Adams made a motion to accept revised March 2024 OBOA meeting minutes. Bill Clark seconded the motion. The motion passed unanimously.
- C. Open Property Owners' Forum Adams
 - No owners present.
- D. General Managers/Partners Corner Maines/Davis/Kimberly
 - **Golf Course Update:**
 - The cart path paving is complete!
 - We are looking at additional work necessary on hole #9. However, the cost to complete that project is not in the 2024 budget. And additional work on hole #13 will likely have to wait until 2025.
 - The main irrigation pump, which is left of the Olde Beau front gates, will be hooked up today and be charged up by tomorrow morning!
 - March golf numbers look good as we opened the course opened early this year!
 - **Club Update:**
 - We are now at 369 members with new memberships from Sparta and High Meadows.
 - Collection of Amenity Fees continue to come in.
 - The addition of new staffing is going well.
 - By mid-May we will have a new intern for the golf shop.
 - The Olde Beau Member Directory is out! A big thank you to Patsy, Tommy, and staff for pulling all that information together! The OBOA Directory will be updated and posted on the OBOA Website quarterly.
 - The OBOA Members Directory can be found on the OBOA website page that includes [Community Info, Meeting Dates, Rules & Regulations and Important Links](#)
 - An Olde Beau Member's quarterly newsletter will be sent out soon.
 - Pickleball courts will be closed for several weeks in May for repairs and resurfacing.

E. Committee Reports

▪ Roads/Gipson

- There is a large sink hole on the west side of Prestwick Court. Jeff Mabe determined that a 36-inch culvert is needed to replace the existing 12-inch culvert to avoid this kind of damage in future resulting from a plugged culvert. The estimate to replace the culvert is \$12,940. Paving will be completed at a later time.
 - Tom Adams made a motion to accept the \$12, 940 bid to fix Prestwick Court. Craig Greer seconded the motion. The motion passed unanimously.
- **Please be aware of the large potholes on County Downs.**
 - Les Gipson will contact Ronald Debord to get potholes and mud attended to as well by the trash and cardboard dumpsters.
- Kathy Davis mentioned that water has been washing across Olde Beau Blvd caused by a collapsed pipe and culvert which was plugged. Johnny Richardson has been working on fixing that issue.
- Tom Adams, Tommy Maines, and Les Gipson will complete a compressive review of all culverts and other drainage systems that run under the Olde Beau roads for a better understanding of what drainage work still needs to be done.

▪ Monuments/McBean (via email update)

- Olde Beau Estates Monument - Masonry was repaired with two days of work. Cost \$900.
- Lettering on all Monuments was painted and/or touched up. Cost \$ 400.
- Additionally, an email was sent to Jason Herman, civil engineer, for response to OBOA Board's request for scope of repairs needed on the Villas project. OBOA Board was copied on the correspondence dated 19 April.

▪ Trash/Clark

- We are still waiting on the sensor to be delivered for the garbage compactor. The sensor will alert Waste Management when the compactor is full, likely resulting in some savings due to fewer trips to the landfill.

If the trash or cardboard dumpsters are in the process of being emptied and not on property, do not leave your trash on the ground or anywhere else in the dumpster area. Please hold on to your trash until the dumpster returns and dispose of it properly at that time.

Please follow the rules on the banner posted at the entrance of the dumpster area.

Please flatten your cardboard boxes BEFORE putting them in the cardboard container.

▪ ARC/Greer

- The committee met this month.
- We have the final approval of the ARC application. Craig Greer made a motion to approve with amendments. All approved.
- The ARC Application forms are on the OBOA webpage under [Community Info, Meeting Dates, Rules and Regulations, and Important Links](#) tab.

- Please make sure you submit the forms at least two weeks prior to the ARC meeting.
- ARC meeting dates can be found on the Club Board calendar.
- **Streetlights/Parker**
 - All lights are working properly.

F. Financials

Choate

Balance Sheet as of March 31, 2024

<u>Assets</u>		<u>Liabilities</u>	
Operating Account	\$ 11,900	Accounts Payable	\$ -----
Amenity Fee Fund	225,860		
Savings	5,300	Retained Earnings	
Skyline/Truist CDs	185,000	Amenity Fee	250,127
Money Marker	60,000	OBOA (Loss)	129,127
Accounts Receivable	3,375	Reserves	112,181
Total	\$ 491,435		\$ 491,435

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

Income Statement

- In March, OBOA revenues were \$266 from the collection of dues. Expenses were \$10,900 of consisting of \$4,100 in legal fees, \$2,107 for waste removal, \$1,600 for tree trimming, \$ 2, 955 for road signage, cleaning, and repair of granite signs, and \$409 for electricity. All expenses were with within amounts budgeted except for road signage which was not budgeted.
- During March, Amenity Fees collected totaled \$20,230 of the \$126,271 billed in January. There fund did not incur expenses in March.

G. New Business

Adams

- None

H. Old Business

Adams

- None

The meeting concluded at 10:20 AM.

The next OBOA meeting is planned for May 30th, 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