

# Ransom Oaks Community Corporation Meeting Minutes

April 18,2022

Motion to open meeting at 6:34pm by Chris Bogdan 2<sup>nd</sup> by Brian Carpenter, carried by all.

## Directors and Staff (P=Present; A=Absent; L=Late; E=Early Departure)

Chris Bogdan	P	Peggy DeGlopper	P	Michelle McCormick	P
Bill Klein	P	Chris Kausner	P	Yolanda Minichello	P
Jennifer Stewart	A	Brian Carpenter	P		
				Logiq Mgmt Team	P

## Public Forum:

Seven residents were in attendance.

A resident brought backyard drainage concerns to the Board and would like to have their property evaluated to see what needs to be done to mitigate water accumulation. They also asked the Board to communicate with residents about the community drainage issues and make them aware of the maintenance that needs to be performed.

Several residents attended from Forest Edge and one from Charlesgate. They sent a letter to the Board of Directors expressing concerns over the budget, assessment increase, landscaping fees, management fees, community mailbox replacements, website updates and pool costs. They also asked to have the meeting minutes and reserve study posted online. The Board of Directors and this group discussed these topics and several letters were exchanged that can be found in the Association files.

One resident asked to be sent a job description for the management company.

One resident requested that you be allowed to have more than 10 guest passes for the pool if you are a single resident.

Public Forum closed 7:41pm by Brian Carpenter, 2<sup>nd</sup> by Chris Kausner

**Motion** to approve February 2022 meeting minutes by Peggy, 2<sup>nd</sup> by Michelle, carried by all. The March 2022 Meeting was cancelled because there would be no quorum.

## Financial Review (Management)

- Management procured balance sheet, bank reconciliation, and budget reports.
- Assessment Collection, 60 delinquent. 2<sup>nd</sup> late notice sent this week. Note: 3-4 properties are several years delinquent. Will let Board know when balance reaches \$5,000 to discuss options.
- 2021 Audit and taxes complete. Board sent copies and copies filed in Association files.

## **Discussion**

- Architectural Committee – Pinehurst Drainage project complete, 13/15 homes paid. Architectural Brochure was created for new residents and as a marketing informational piece for existing residents.
- **Motion** to accept Peggy DeGlopper as Treasurer made by Chris Bogdan, 2<sup>nd</sup> by Michelle McCormick, carried by all.
- Summer Newsletter topics discussed.

**Motion** to adjourn made by Chris Bogdan at 8:07pm, 2<sup>nd</sup> by Michelle McCormick, carried by all.

## **March 2022 Meeting cancelled due to lack of quorum.**

Logiq Ventures Management presented 3yr renewal contract to Board in December 2021. Board reviewed, discussed and negotiated several sections with Management.

March 22, 2022 Chris Bogdan **Motion** to approve revised Management Contract. All approved, unanimously.

## **2022 Board meeting schedule**

May 23

June 20

No July Meeting