

Ivey Springs HOA

Meeting Minutes

Date: 12/11/22

General Announcements:

The goal of the new HOA officer board is to run the HOA in accordance with the law, with the covenants and with the desire to make the Ivey Springs neighborhood a closer community. They strive to create an environment where each household feels heard and create a safe and happy neighborhood for everyone.

Agenda:

Meeting called to order by Amanda Bennett at 2:15 pm

1. Treasury-
 - a. Current Balance (as of 12/11/22):
 - i. \$10,033.18
2. Membership
 - a. At 100%, current paid HOA dues as of 12/11/22
3. Banking Changes:
 - a. Fees
 - i. Removal of extra fees from the bank account including Quickbooks Connection fee and fee for the ability to save check images resulting in a monthly savings of \$18.95
 - b. Quickbooks/Wave
 - i. The HOA will be moving away from Quickbooks and integrating into a new financial program called Wave Financial. This free program will allow the HOA to conduct all necessary business as a 501C3 non-profit operating under 50k a year including but not limited to transaction monitoring, check image saving and annual financial reviews. Moving to this program will also create a monthly savings of \$55 for total monthly savings of \$73.95.
 - c. Debit Cards
 - i. As a 501C3 non-profit organization, the HOA is not supposed to use debit cards, all current HOA debit cards will or have been canceled. All monetary transactions will be conducted via check reimbursement. Each reimbursement will require a check request form complete with a receipt and a check signed by two officers of the HOA. This will allow for checks and balances between all transactions.
 - d. Bank signers

- i. To allow for there to be two check signers, Both Amanda Bennett and Valleri Byrne will be added as authorized check signers.
 - 4. Retention Pond
 - a. The Retention Pond has been brought to The HOA's attention by multiple households. The Ivey Springs community owns 29.9 acres behind the neighborhood where the retention pond is located. The HOA will reach out to necessary parties to find where the pond is located. They will also assess the cost to have it cleaned and the need for a clear walkway to the pond. This is important due to the fact this is not only a neighborhood regulation but a county law and could result in a large fine if the pond is not properly maintained.
5. Community Baskets
 - a. Community Baskets include but not limited to welcome baskets, bereavement baskets, and benevolence baskets
 - b. Contents include a \$50 gift card, a copy of the covenants (when appropriate), letter/card, and baked goods
 - c. Vote held to continue with Community Outreach Baskets
 - i. All in attendance voted in favor of continuing baskets
 - ii. Asked for a Committee to be formed to handle these baskets
6. Neighborhood Events
 - a. Multiple requests for more neighborhood events
 - i. Asked for a committee to be formed with the goal of creating fun low-cost events occurring throughout the year to allow for community growth
7. Covenants
 - a. Request to update covenants
 - i. Updating these legal documents would require a considerable amount of money for the hiring of a lawyer and the rewriting of the covenants.
 - ii. The HOA has currently decided to hold off on updating the covenants due to other pressing matters such as the retention pond but will be willing to discuss this at a later time.
8. Violation Procedure
 - a. Discussion on updating current forms as well as access to these forms.
 - b. Requests for the forms to be anonymous was discussed and will be considered when creating new forms
 - c. The HOA will send out information on new forms and the procedure at a later date and encourage feedback and participation to ensure compliance from all households.
9. New Business
 - a. The HOA will always send out meeting minutes after each meeting, current financial statement to ensure transparency as well as any pressing information.
 - b. The Flock system is helpful for safety in the community. The HOA would like more participation in adding license plate numbers to aid in the gathering of information for the HOA as well as law enforcement. The annual renewal fee is coming due in either December 2022 or January 2023 which will be around \$1500. The HOA discussed different ways to encourage participation.

- c. Nick Gray volunteered to create a website for the Ivey Springs Community which will be a great place to access forms, news, and upcoming events. The website information will be sent out once completed.
- d. The HOA is allowed to deem a carryover amount in the HOA bank account each year for emergencies. The HOA has chosen to carry over \$8500 each year.
- e. The HOA will be sending out a google form which will allow household members to sign up for different committees.

Meeting adjourned at 3:55 pm