

NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION
QUARTERLY BOARD MEETING

AGENDA

March 15th, 2023 @ 3:00 PM

Attendees: Theresa, Greg, Brent, Laurie Ann Hill, Jeremy Cram, Brian Hasson, Brandi Smith (NAI OE), Devon Cotterman (NAI OE)

Call to Order: 3:03 PM

1. Prior Meeting Minutes: Motion to approve by Brent Bradbury, seconded by Brian Hasson. Management responded that resident in question agreed to terms provided by the Board.
2. Resident Complaints:
 - a. Ebrington Construction Issues: Complaint items addressed, ongoing issues causing regular (weekly) inspections, residents are generally satisfied with management's response to these issues.
 - b. Proposed Sheetz: Board agrees that the HOA has no position on this issue as it is located in a different municipality.
 - c. 7663 Sutton Place: Board agreed that trees should be evaluated for health once more, as long as they are healthy, the trees must stay in place. Homeowner can take down trees on his lot only with approval by the ARC.
3. 2023 Fence Replacement – Fenway/ Lambton Complete, first two coats of staining to happen early summer. Jeremy Cram shared his concerns that the Golf Course does not share in the maintenance/ replacement of the fence. Brent Bradbury mentioned that the fence was set up from the beginning to beautify the community, therefor the community bears the cost to maintain.
4. Architectural Inspections on Existing Homes – Section 6 Starts week of March 20th, residents are being notified in advance. Board requested a list of potential violations prior to sending. Process will be: Area selected by ARC, area residents informed of upcoming inspections, inspection process take 4-6 weeks depending on section size, inspection results shared with the ARC, ARC makes decision on which homes will receive violations, this list will be shared with the Board who will play a role in determining the best approach with each resident and issue.

5. Solar – CC&R Amendment Option. Board generally feels prohibiting solar is not a good option, ARC working on adopting guidelines that would be reasonable and mesh well with the City of New Albany’s eventual position.
6. Brandi Smith Introduction
7. Open Discussion:
 - a. Manager to send minutes to group from 2022 Annual Meeting
 - b. Jeremy Cram mentioned that installing gas lamps is inefficient and not environmentally friendly, Board response was that it is an aesthetic choice that beautifies the community.
 - c. Jeremy asked about roles: Tom Rubey is President, Brent Bradbury is Treasurer, Secretary yet to be named for 2023
 - d. Contracts: Management will be bidding several services out in 2023, results will be shared with the Board prior to signing any new significant contract
 - e. Financials will be shared at each quarterly meeting going forward

Adjourn: 3:47 PM