

**NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION
QUARTERLY BOARD MEETING**

AGENDA

July 12th, 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: 3:04 PM

1. Prior Meeting Minutes: Motion to approve by Brent Bradbury, seconded by Laurie Ann Hill. All in favor.
2. Management shared 2023 financial overview year-to-date compared to budget.
 - a. The board would like collection updates included in future meetings.
3. Resident Complaints:
 - a. Construction Issues: Complaint items addressed, ongoing issues causing regular (weekly) inspections, residents are generally satisfied with management's response to these issues.
 - b. Vacant Lot Mowing: Complaint items addressed, also to add string-trimming in the monthly flat fee and bill back to individual lot owner.
 - c. Catch Basins – Builder has 30-days to remedy, or Association will bill back maintenance expense.
4. 2023 Fence Replacement – Fenway/ Lambton Complete, first two coats of staining are complete. The third coat is scheduled for summer 2024.
5. Leisure Trail Maintenance – Management provided project status. Discussions of including a new method to deter traffic while sealcoat is curing was requested.
6. Architectural Inspections on Existing Homes – Inspections have been put on hold due to new construction projects. Once inspections are underway, the Board has 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.

7. Open Discussion:

- a. Brian Hasson proposed a new board meeting time (morning).
- b. Request was made for crosswalk signage at Baughman Grant and Brandon Road.

Adjourn: 3:30 PM