**Open Session Board Minutes**

**Providence Hills HOA Board of Directors Meeting**

**November 29, 2021**

Present: Bob Armet, Jose Diaz, Mujeeb Shah-Khan

Absent: Rick Gemereth, Johmar Roberts

Guests: Mickey Bumgardner, Michello Aiello, Taryn Burns, Sharon McGowan

Meeting began at 7:12 p.m.

As Rick Gemereth was not at the meeting, Jose Diaz presided with the consent of the other Board members present.

1. Open Session Agenda

* 1. Financial Review

Bob Armet and Mickey Bumgardner noted that $9,130 in HOA dues owed – 2 liens out and money coming in. In line with usual process at this point in year

* 1. Outstanding tax issue

No update – no changes since last report

* 1. Damage to entrance sign

Mickey reported that brick work was completed. Waiting for a sign to be fabricated.

* 1. 2022 Board Elections

Proxies and nomination forms are intended to go out with invoices for HOA dues.

Nominations can be taken from the floor.

Jose suggested sending out an email about pending elections.

Michelle – asked about putting those on website

15 days notice for meeting minimum.

* 1. Luminaries

Michelle Aiello noted luminaries came in and deliveries will start soon. Sand will be out on the 11th – and folks will need to get from parking lot.

* 1. Next Open Board meeting

Proposed: Monday, December 20, at 7pm. However Board recognized that there were holiday conflicts that might mean meeting take place at regular date of December 27 at 7:00 p.m.

To be determined.

* 1. Budget issue raised – No budget submitted yet. But Adult Social Committee made a proposal for what to do re their committee. Members attending were supportive of proposal. Proposal will be incorporated into the proposed budget.

* 1. Cookie exchange – Board members agreed on scheduling and holding the Adult Social Committee’s cookie exchange on the 5th.
	2. Taryn Burns raised several questions for Board consideration:

* + 1. Do we need full board approval for communications and events? Jose suggested sending communications to him directly for processing and approval.

* + 1. Reimbursements – Taryn raised concerns about the speed of reimbursements – Mickey noted it and suggested that they would work to get it done quickly. Send it to Shannon and Mickey at the office, and it would get handled.
		2. Management contract – Taryn asked when the contract expires. It’s likely it already did – and under an autorenewal provision in agreement. Rates are fair versus what other neighborhoods are apparently paying.
		3. List of projects – Was put out there a couple of years back. Needs to be updated. For example, pool furniture.

1. End of Open Meeting – Board would reconvene in Executive Session
2. Motion to adjourn open meeting – Motion made by Mujeeb Shah-Khan, seconded by Bob Armet; Approved unanimously.
3. Open Meeting ended at 7:52 p.m.