**Open Session Board Minutes**

**Providence Hills HOA Board of Directors Meeting**

**December 27, 2021**

Present: Jose Diaz, Jomar Roberts, Mujeeb Shah-Khan

Absent: Bob Armet

Guests: Mickey Bumgardner, Andrew McDermott, The Christoffersens

Meeting began at 7:04 p.m.

Meeting started at 7:04 pm

1. Public Meeting

Jose welcomed everyone to the meeting and apologized for the delay in meeting notifications.

* 1. Financial Review Bob/Mickey

Bob and Mickey reported on the financial status of the HOA.

The HOA has $ 222,219 in assets ($11,509 of that is in the checking account)

We have $9,130 in accounts receivables – the largest balanced have been sent to Chris Karranstein, our outside counsel. The Board has agreed to waive late fees when full payment of outstanding dues are made quickly.

* 1. Outstanding tax issue

Mujeeb noted there was no change from what was reported previously. Mecklenburg County is not seeking collection of the outstanding taxes. As long as they take no action, we’re good.

* 1. Damage to entrance sign Mickey

The masonry was repaired. Sign fabrication is being worked on – will be done after the holidays.

* 1. New Board Appointment

Jose noted that Rick resigned. We can fill vacancy by BOD approval.

 Andrew McDermott is interested, and the Board is inclined to work to bring him in.

No intention to fill presidency at this time, given that elections are in February, and it would make sense to have the new Board fill the Presidential vacancy.

Mujeeb – moved to appoint Andrew McDermott to the vacant seat on the Board of Directors. Jose seconded, and the vote was unanimous. (Had Bob been able to attend, he would have voted for Andrew as well.) Andrew was congratulated.

* 1. 2022 Board Elections

Proxy forms couldn’t go out due to sealing of dues notices. But Mickey will deal with proxies and we’ll handle about the issue of elections.

Erin asked how process will be handled about at the meeting. Mujeeb noted that if we have a quorum – including proxies – can vote that night. But if a quorum isn’t present (a combination of in person and proxies, then the election will have to wait until such time as a quorum was present).

* 1. Luminaries

Back on – for New Year’s Eve. Sand arrives tomorrow. Candles and bags were delivered.

* 1. Next Open Board meeting

Planned for Monday, January 24 at 7 p.m. The plan is for it to be at the clubhouse, if possible. We will see how the latest COVID numbers are and provide residents an update via email prior to the meeting. If the clubhouse is not possible, the meeting will take place via Zoom.

* 1. Resident questions – none.
1. End of Open Meeting. Jose moved to adjourn and Mujeeb seconded. Vote unanimous.