**Open Session Board Minutes**

**Providence Hills HOA Board of Directors Meeting**

**October 25, 2021**

Present: Rick Gemereth, Mujeeb Shah-Khan, Bob Armet, Johmar Roberts, Jose Diaz (arrived at 7:48 p.m.)

Guests: Mickey Bumgardner, Taryn Burns, Sharon McGowan, Cindy Mitchell, Michelle Aiello, Cathy \_\_\_\_\_\_\_\_\_\_

 Meeting began at 7:10 p.m.

1. Community Meeting

 Rick – In accordance with the Bylaws, guests are not invited to comment, therefore, unless the Board asks for comments or input from guests/residents, no public comment will be permitted.

* 1. Financial Review

Bob Armet - Only $10,000 in arrears on dues – no additional payments likely unless there’s a house sale

Rick Gemereth - 3 homes that make up $3,500 of the amount

* 1. Outstanding tax issue

Rick Gemereth – noted Weiland Homes paid property taxes to 2008. 2008-18 in arrears. 2019 – County changed character of property so that no additional taxes were assessed. Mujeeb Shah-Khan noted that he had discussed the issue with the HOA’s outside attorney, Chris Karrenstein. Mr. Karrenstein noted that the County was electing to not pursue outstanding taxes, and that as each year passed, another year dropped off due to the Statute of Limitations. Payment of outstanding sums was not advised unless the County changed its mind.

* 1. Damage to entrance sign

Mickey Bumgardner said repair should be within week to next ten days.

Sharon asked about what happened – Rick chose to not initially allowed questions, but made a determination to permit questions. Recapped event that driver hit the entrance sign causing damage to the brick and the sign.

* 1. Communications via Website/Email

Jomar Roberts said we’re handling the communications. He’s handling changes to website. Tennis code is 4326, and needs to be on the website.

* 1. Changes to Covenants/By-laws

Jomar Roberts believes there’s a provision of the covenants that allows board to modify the covenants. But there’s a question as raised by Mujeeb Shah-Khan that the authority provided does not allow that kind of change. The remaining board members agreed. At Jomar Roberts’ request, the following items should be considered:

* + 1. Update and modification of Section 22. Exterior Colors (covenant)

Roberts noted that covenants should note that Weiland homes colors are required.

* + 1. Update and modification of Section 23. Mailboxes (covenant)

Roberts suggested that wrought iron mailboxes ok, similar to what’s in Brightmoor.

* + 1. Formation of By-laws committee

Roberts suggested that a bylaws committee should be formed to review the bylaws. While Roberts initially suggested a 20 person committee, members of the Board noted that a smaller committee of five or so might be appropriate.

* + 1. Discussion on enforcement of signage restrictions/approval by Board per by-laws

Sign concerns – the Board is concerned that it doesn’t want to be seen as limiting everything.

* + 1. Update on roles/responsibilities of Board members to adhere with existing by-laws

Not discussed.

* 1. 2022 Board Elections

2 slots open. There will be clarifications on the candidate process and proxies.

* 1. Annual Meeting – Currently scheduled for Sunday, February 6, 2022 at 6:00 pm

Rick suggested moving it to February 20, 2022. No time and date set.

**MOTION TO SCHEDULE ANNUAL MEETING FOR FEBRUARY 20, 2022 (Motion made by Mujeeb Shah-Khan, seconded by Rick Gemereth. Passed unanimously.)**

However, after the motion passed, Johmar Roberts and Jose Diaz noted that they would be out of town on February 20, so agreed to modify the annual meeting to February 6, 2022.

**MOTION TO SCHEDULE ANNUAL MEETING FOR FEBRUARY 6, 2022 (Motion made by Mujeeb Shah-Khan, seconded by Rick Gemereth. Passed unanimously.)**

* 1. Next Open Board meeting Monday, November 22, at 7pm

However, realization that members would be away and that need to have folks there – but also need to get budget ready. So Board recognized that meeting should move to November 29

**MOTION TO RESCHEDULE NOVEMBER BOARD MEETING FOR NOVEMBER 29, 2021. (Motion made by Mujeeb Shah-Khan, seconded by Rick Gemereth. Passed unanimously.)**

1. End of Open Meeting at 8:05 P.M