

**CLARK MEADOWS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
January 31, 2024

Minutes of the Board of Directors Meeting at **CLARK MEADOWS HOMEOWNERS ASSOCIATION** held Virtually at 6:30pm on the 31st of January 2024.

**I. CALL TO ORDER**

Board member Angel Phelps called the meeting to order at 6:40 p.m.

**II. ROLL CALL OF OFFICERS**

Roll call of officers at 6:40 p.m.

Present: (Board Members: David Wilkes, Maureen Taylor, Reisha McDonald, Sunil Swani, Gloria Price, Samantha Mulkey, 22 Homeowners)

Also Present: (New Sentry Representative-Angel Phelps)

**III. FINANCIAL REPORT**

Angel Phelps gave the report as follows at 6:45 p.m.:

- A. Total assets as of (12/31/2023)
- B. \$24,810.29- *Operational*
- C. \$29,105.13-*Reserves*
- D. *HOA fees have increased to \$500- Previous HOA fee of \$450 was billed prematurely to homeowners. Therefore additional \$50 is required prior to 3/11/2024*
- E. *For homeowners who have already submitted payment of \$450 -You will have three options - go into Sentry Office located at 303 Corporate Center Dr #300a, Stockbridge, GA 30281 or place in HOA President David Wilkes mailbox with home address on check /money order, or when new HOA bill comes in disregard initial \$450 fee and pay remaining fee of \$50*
- F. *For any homeowner who occurred a late fee-Sentry has noted they will fix error.*
- G. *As a reminder after March 10 if HOA fee has not been met of \$500 you will occur a late fee beginning March 11, 2024.*
- H. *All fees can be accessed on HOABUTLER.com for community expenses (HOA fee is currently due, for payment arrangement contact sentry-(failure to complete payment will result in additional fees))*

**IV. PRESIDENTS REPORT**

David Wilkes gave the report as follows at 6:48 p.m.:

- A. Architectural- All Home improvements must be sent for approval to Clark Meadows board than following sent to Sentry Mgmt.
- B. Trash Cans- Should not be visible and homeowners are required to adhere to trash pick-up days.
- C. Christmas lights were a great success- Special Thank you to the decorating committee.
- D. All necessity has been set in place to assure clubhouse pipes will not bust.
- E. Irrigation will become costly beginning springtime.
- F. Money from reserves account will offspring required maintenance in the community.
- G. As a possibility to save money in reserves account – may delay putting down pine straws.
- H. Looking for more Board members- send email to Board members for interest in joining.

- I. All dog owners are required to curb their 4-legged family member- There has been a lot of sighting of dog excrement in the community. We ask when walking you pet to please carry a bag.
- J. Solar panel- should not be visible from street site.
- K. Written on community property. Homeowners please speak with your children about keeping our community clean.

**V. UNFINISHED BUSINESS**

Unfinished business was discussed by David Wilkes at 7:29 p.m.

**VI. NEW BUSINESS**

No new business is scheduled on the agenda or was brought up by the Board.

**VII. NEXT MEETING DATE**

The next monthly **Virtual** Board meeting will be in March exact date TBD.

VIII. Non-emergency number is as follows:770-957-9221

The board meeting adjourned at 7:30 p.m.

These minutes were approved by the Board of Directors.

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Reisha McDonald, Secretary

01/31/2024