

Solana At Herons Glen Annual Board Meeting January 26, 2022

Board of Directors

President: Nic Rossi

Vice President: Barb Callaghan

Treasurer: Bob Barney

Secretary: Nancy Odom

Board Members: Don Clifton

ARC Committee Member: Charlie Ruffner

- **Call to Order** – Meeting Called to order at 5:00 PM
- **Pledge of Allegiance** - Completed
- **Establish a Quorum** – Established: Nic Rossi, Barb Callahan, Bob Barney, Don Clifton
- **Proof of Posting** – Posted on the bulletin board and Solana Google & via emails on January 19th
- **Approval of the Minutes from the November 17, 2021 HOA Meeting** - Motion to approve by Nic Rossi, second by Don Clifton
- **Treasure’s Report** - Bob Barney: Solana ended the year \$7,319.00 better than budgeted primarily due to no mulch expenditure until January 2022.
Replacement of sod to come from Solana’s roof reserves. Review of the balance sheet (Balance Sheet as of December 31, 2021 see below)

- **Old Business** (reviewed by Nic Rossi)
- **Lawn Maintenance:** Trugreen & Klopack Landscaping has started their maintenance within Solana
- **Sprinkler maintenance:** Residents need to be vigilant making sure their sprinkler heads are operatable with the sprinkler donuts visible
- **Grounds Committee:** Attended the December & January Grounds Committee meeting to update them on our progress, will continue doing so thru March

- **New Business**
- **Sod Replacement:** Held up due to Covid: Solana had two independent analyses on what lawns needed replacement with Solana. \$24,026.00 total (The funds to pay for our SOD I propose to come out of our roof replacement fund. It is already underfunded by thousands of dollars and no way to catch up with our current HOA fees. Note: quarterly funds will continue to go into this bucket each quarter. Nic Rossi made a motion to move \$24,026.00 with the ability to move an additional \$4,000.00 from Solana’s roof replacement if needed, second by Barb Callahan motion carried.

SOD replacement once started will take at least 2 weeks for completion; residence advised to water daily at least 14 days

- **Mulch Replacement:** New install month will be in January moving forward
- **Insurance Declaration page:** Don Clifton stated importance of having the proper insurance coverage, and HO3 as well as sending in declaration pages when renewing or obtaining a new insurance company
- **Roof Cleaning:** Scheduled for this year, bids will be reviewed before deciding who will get the contract
- **Board Members & Committee Members:** Still need representation, Candidate Notice of Intent can be found on the Solana web page. Nancy Odem to step down from Solana Board as Secretary
- Update to Solana's web page: Trugreen and Klopach's Landscaping Trimming Schedule are available on our sight as a reference
- **Block Party:** March timeframe tentative 14th of March 4:00 pm 6:00, tentative due to concerns with covid will review in two weeks

- **Owners Forum**
- Doug Schoon inquired about Dryer Vent Cleaning. This is not a Solana responsibility but Barb Callahan will reach out to Lou Ann Duncan who has organized this before.

- Meeting Adjourned at 6:02pm

Herons Glen Solana HOA

Balance Sheet

As of December 31, 2021

This Year

Assets

Due from Herons Glen (Accounts Receivable)	\$34,100.00
FineMark Capital Res	\$161,367.97
TIAA CD - 05/15/2022	\$67,067.65
TIAA CD - 05/31/2022	\$38,435.56
FineMark Operating	\$28,446.19
Allowance for Bad Debt	\$(2,000.00)
Prepaid expenses, ot	\$1,129.16
Due From (Due to) Re	\$(576.96)

Total Assets	\$327,969.57
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Liabilities

Accounts Payable, Trade	\$240.00
Deferred assessments - Admin	\$3,273.60
Deferred Asmnt - Bldg	\$5,375.04
Deferred assmnts - Grounds	\$16,551.04
Deferred Asmnts - Capital	\$10,000.32

Total Liabilities	\$35,440.00
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Equity

Association equity - Roofs	\$192,795.47
Association equity - Roof Cleaning	\$21,749.88
Association equity - Interest	\$12,587.81
Association equity - Paint	\$39,738.02
Prior Year Operating Surplus	\$18,340.55

Profit (Loss)	\$7,317.84
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Total Equity Adjusted for Profit/Loss	\$292,529.57
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Total Liability and Equity	\$327,969.57
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