

TERRA CEIA MANOR HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 18, 2022

The meeting was called to order by President Bernie Sikkema at 9:00 a.m.

Pledge: Was led by Mike Bernard

Prayer: Was given by Linda VandenBerg

Roll Call: All board members were present except Dan Freeman who left for the summer.
Total in attendance was 37.

Minutes from March meeting: Were read by Lola Berry. A motion was made by Joe Timms to accept the minutes as read. Seconded by Bill Drayton. Motion carried.

President's Report:

Amendments to the Rules & Regulations have been completed. Joe Timms made a motion to accept the changes that have been made. Seconded by Dave VandenBerg. Motion carried.

There was concern that the fan installed in the kitchen was not installed by a licensed person. McGuire Electric was called to inspect it at the cost of \$125. They approved of the work done. The fan was installed by Joe Timms and Roch Kennebeck.

Bernie thanked all the volunteers and board members who did the power washing of the lift station and fencing.

Some of the benches that have been donated as memorials are bad. We will check with those who made the donation before replacing or removing those. But other benches that are bad will be repaired or replaced.

Dirt will no longer be put next to the pond.

Visitors must walk dogs on 1st street only. Residents should read the prospectus on this and inform their visitors.

Tree trimming is scheduled for April 25. A reminder to move your car when they are working near your unit.

The purchase of a new refrigerator was not meant for the HOA Board to be included. Information for scratch & dent refrigerators was given to Fran Ingallinera.

Treasurer's Report: Two CD's were due to roll over at a rate of only .07%. Therefore, they were cashed in and put in another account, a liquid account. When rates start going up, they will be put back in to CD's. A review was made of March financials and everything is fine. All financials are available for review but only in the office during office hours. Larry Simms asked if Margie was bonded and the answer is yes.

Board Members' Report:

Dave Vandenberg reported that the water would be shut off on 3rd street tomorrow (April 19) between 9:00-11:00 a.m. to install a new faucet on the north wall of the building.

Be sure to put your awnings down before leaving for the summer.

A couple of foxes have been seen in the area. Look for openings under your units or shed. If there are any please block them or cover them up.

Office Report:

For those who are leaving for the summer, be sure to fill out a sign-out sheet indicating who will have a key and will be watching your unit while you are gone.

Rhonda had a list of residents who would like a routine wellness check. Lola agreed to call and check on those residents.

General Discussion:

Ken Housefield asked when the new palm trees would be planted. There was a sign up list with eleven names on it. Bernie will try to locate this list and take action.

Judi Renkenberger asked that the century plant be pulled out after it is done blooming. The lawn company has done that for us in the past, but Kim Ferguson needs to be contacted first as some plants need to be moved before the lawn company can pull it out.

Jim Cesna asked the status on Units 144 and 452. The sale of Unit 144 is on hold until everyone gets back in the fall. Unit 452 has been sold.

Adjournment: A motion to adjourn the meeting was made by Jim Munroe. Seconded by Joe Timms. Motion carried.

Meeting adjourned at 9:18 a.m.

Respectfully submitted by,

Lola Berry
Secretary