

TERRA CEIA MANOR HOMEOWNER'S ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
February 21, 2022

The meeting was called to order by President Don Furnace at 9:00 a.m.

Pledge: Was led by Mike Bernard.

Prayer: Was given by Vivian Bernard.

Roll Call: All board members were present except Tom McCoy was excused. Joe Timms was via phone. Total in attendance was 61.

Minutes: Were read by Kathy Furnace. Motion was made by Paul Gillette to accept the minutes as read. Second by Bill Drayton. Motion carried.

PRESIDENT'S REPORT:

The outside audit will be done by the tax accountant. We won't need an internal one done this year. Parking permits have been handed out to most everyone that needs one. Remember to have your visitors signed in and get a permit for their vehicle. They should be turned back in to the office when they leave. Checked with the lawyer on the Daley home. Nothing new to report. Residents will have first opportunity to bid on the home. There will be no entering of the home without a board member. If your visitor has a pet, they must walk it on First St. Verified that residents that do commercial work (power washing, carpentry work, etc.) do not need a license or insurance if they just do the work in our park. Mike and Vivian Bernard agreed to head up the elections. The Clubhouse will be closed Wednesday and Thursday to wax the floors. A background check will be done on any one 16yrs and older if residing in the park over 30 days. Also, it will cost an extra \$50.00/month for the HOA.

Vice President Report:

Revision of Rules: Will add to the rules that dogs can be walked in the common area on First St. Also, the paint committee has to approve the color of exterior paint on homes and the driveway. Checking with the lawyer to see if the rules can be an addendum to the current rules instead of replacing them. Karen Dirkens requested another meeting to go over the revisions of the rules. Ron Sneary also

had questions about them. Jim Munroe said the next workshop will be the last time for any questions or revisions.

Maintenance Report:

Parking bumpers have been installed. Paul thanked all who helped. Six more speed limit signs have been installed and six more have been ordered. The clear protectant has been applied to all the numbers on the sidewalks. The yellow lines have been repainted out front of the clubhouse. The door for the storage shed has been ordered. Paul Gillette made a motion to have the board create an entertainment budget of \$500.00 to take the board members/volunteers out to dinner. Alcoholic beverages will be paid by the individual. Jim Munroe second. Motion carried.

Financial Report:

Financials are available in the office.

Office Report:

Rhonda went over the procedures for submitting the election ballot.

The next workshop meeting will be held on March 16, 2022.

The next board meeting will be March 21, 2022.

Adjournment: Motion to adjourn the meeting was made by Jim Munroe. Second by Paul Gillette. Motion carried.

Meeting adjourned at 9:38 a.m.

Respectfully submitted,

Kathy Furnace
Secretary