

## **Sable Cove Board Meeting Minutes**

October 18, 2023

### **Call to Order**

The meeting was called to order at 6:00pm by Caitlyn.

### **Roll Call**

The following Board members were present: Caitlyn McKinley, Arthur Brown, Nicole Jordan, Darrin Tellinghuisen and Nancy Sholund were present.

### **Approval of Minutes**

September 2023 Minutes were approved. MSCU

### **Homeowner Communications**

- Trash too full too often, rules concerning community garden?, walkthrough and numbers on buildings, graffiti, overnight disturbances at 912-02, ARC has not been a problem lately, micro - dog park suggestion, website updated.

### **Financials Review**

Reviewed and accepted.

### **Old Business**

- 91004 sold for \$207,000; \$192,000 deposited into bank.
- Insurance premium of \$211,242 has been paid.
- Discussed bank signature process, Caitlyn and Nicole will contact bank to become signers.
- 58108 rental to be ready to sell around Thanksgiving.
- Audit – Plante Moran does not do small HOA's multiple auditors have been solicited with no replies yet.
- Website – Caitlyn has friend who builds websites; estimated to be around \$5000 for site with payment portal and login account access.

### **New Business**

- Clubhouse agreement – Mitch supplied a draft of one in progress
  - Nancy does not want liquor to be an option
  - Discussed requirement for security with no firearm and security must meet with Board and or management prior to event
  - Discussion of only owners being allowed to rent the clubhouse
- A walk through with the Board is scheduled for 9:30am on Saturday 10/21.

### **Next Meeting**

November 15, 2023

### **Adjournment**

The meeting was adjourned at 7:01pm by Caitlyn.