

Sable Cove HOA
November Meeting Minutes
11/15/2023

Board Members attending: Caitlyn, Darrin, Nancy, Arthur. Nicole was absent.

Call to order by Caitlyn at 6:00PM

Home Owner Communications:

* Q: Bob has a question about code enforcement and how many people can occupy a unit as he has had complaints from his tennant who is the neighbor of the unit in question.

A: Mitch will send the resident Bob's info so they can talk

* Q: Eula says someone is stealing License plates, so can anything be done about the lighting?

A: The light pole is an Excel pole whose numbers are scratched off, Excel needs to come out to fix the light.

* C: There was a fight outside of 962 today between the resident of 962 #1 and someone who doesn't live here.

* C: The PAR officer was informed of dumpster graffiti and homeless by ARC

* C: The dumpster in front of 962 is greasy and nasty

* C: Someone is plugging in their phone into the clubhouse exterior power outlets to charge

* Q: Ruth has a question about having the ceiling repaired so that ice doesn't form on her steps during snowstorms and cold weather.

* A: Building repairs are on the agenda for the maintenance crew

* C: There are many unregistered cars around the lot.

Financials:

* Insurance cost \$200,000

* Arthur asked Mitch to check to see what our owner occupancy % is after the recent unit sales as FHA status may change based on that.

* Still looking for someone to do our financials audits, many places are going out of business

Clubhouse Rental agreement:

Needs to be approved still, but need to make decisions on it.

We will not be meeting on December 20th, Next meeting will be January 17th.

Arthur has a listing agent who is willing to list our properties at 4.8% instead of 5.6%

Meeting adjourned by Caitlyn at 6:58