

*Williamsburg Plantation Homeowners Association (HOA) Board of Directors (BOD) Minutes  
of the Monthly Meeting  
August 14, 2023  
6:00 PM*

**Location of Meeting:**

Williamsburg Plantation Pavilion

**Present at Meeting:** Carol Banks, Greg Engler, Kimberly Walrod, Charity Hurlburt, Gwendolyn Slade, Judy Badgett

**Not Present:** Victor Longoria

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:03 PM on September 11, 2023 by Carol Banks.

**I. Agenda**

The agenda for the meeting is to discuss any new neighborhood information to include delinquencies, website, improvements, and any new information the Board addresses.

**II. Review of Previous Minutes**

Minutes from previous monthly meeting on August 14, 2023 were approved with one correction by the Board.

**III. Consideration of Old Business**

1. The Board gathered quotes for updated security systems for our park/pavilion and will finalize a decision by next meeting.
2. Trunk or Treat will be Saturday, October 28 from 4:00-6:00. We will have candy, pizza, and small pumpkins for children to decorate. Last year's event was a success so we wanted to bring another event to our residents to bring the community together.

**IV. Consideration of New Business**

1. The Board looked over the Budget and approved so that it can be included in the upcoming annual meeting.
2. Quote approved for A+ to install new gravel at Pavilion driveway.
3. Quote for A+ to fill holes at dog park approved.
4. The Board wants A+ to itemize quotes moving forward so we have a clear description and transparency of cost when approving quotes. This provides peace of mind for all residents of Williamsburg Plantation.
5. It was brought to the attention of the Board that a resident on Runnymede has a house for sale and as a part of the listing has advertised an above ground pool, which is restricted in the Covenants. Homeowner and Real Estate Agent to be contacted to correct listing and remove pool from grounds.

6. Pavilion request approved.

7. The Board discussed the HOA dues and how they have not been raised in quite some time. With the rise in costs across the board and the need for repairs and maintenance within the community, the Board agreed to make a small increase in HOA dues to help with those costs. We came to the conclusion that making dues \$250 per year is a small increase for residents including ourselves, but will be a significant difference in yearly take-in making repairs and maintenance for the well-being of our community more accessible.

8. The Board has been made aware of an interest in putting a community sign on the Western Blvd. side of the neighborhood. We would need to get permission from the city first, as the land it would occupy is not ours. We do feel it would be a nice addition to the community, however, so it is worth looking into.

9. ARCs on the website need to be confirmed/updated to the new ones to include all pertinent information including insurance acknowledgement and clean up duties.

#### **V. Agenda and Time of Next Meeting**

The next meeting is scheduled for Tuesday, October 10, 2023, at 6:00 PM at Williamsburg Plantation Pavilion.

The meeting was adjourned at 7:10 PM by Carol Banks.

Minutes submitted by Kimberly Walrod.