

***Williamsburg Plantation Homeowners Association (HOA) Board of Directors (BOD) Minutes
of the Monthly Meeting
January 9, 2023
6:00 PM***

Location of Meeting:

Zoom- Virtual Meeting

Present at Meeting: Carol Banks, Greg Engler, Kimberly Walrod, Gwendolyn Slade, Victor Longoria, Judy Badgett

Not Present: Kammie Garr

The regular meeting of the Williamsburg Plantation HOA Board of Directors was called to order at 6:00 PM on January 9, 2023 by Carol Banks.

I. Agenda

The agenda for the meeting is to discuss any new neighborhood information to include fencing, pending ARCs, and any new information the Board addresses.

II. Review of Previous Minutes

Minutes from previous monthly meetings on December 14, 2022, were approved by the Board.

III. Consideration of Old Business

1. Fences: The Board discussed the fencing throughout the neighborhood and what needs to be done. Fencing is expensive, and therefore cannot simply be torn down and replaced. Panels will need to be individually assessed and prioritized per the budget. Budget for fencing falls under maintenance and capital improvements. The Board discussed previous notice pertaining to who responsibility falls on to pay for damage to fence. When Homeowner damages fence, the Board will contact Homeowner to arrange repair/replacement as addressed in previous communication on official website.

2. The Board discussed ARC for solar panels that was submitted without proper number of signatures from neighbors. Signatures are gathered as a courtesy to neighbors to allow them notice that there will be work done in their immediate area. It is up to the Board to approve or disapprove requests as dictated by the Covenants of each neighborhood park. ARC was sent back to the homeowner for more signatures or an explanation as to why signatures could not be made (i.e., neighboring homes occupied by renters, tried to contact and could not, etc.).

3. Judy Badgett was confirmed as the Treasurer and will meet with Charity to discuss specific duties and get any information she needs to perform duties.

IV. Consideration of New Business

1. Board member noticed issues that need to be addressed:
 - a. Big holes in the dog park area
 - b. Mulch is needed at the playground
 - c. No Soliciting signs need to be cleaned
 - d. Pavilion top facing the Parkway is missing siding
2. All discussed issues will be addressed by seeking a quote to fix and will be voted on

accordingly.

3. The board discussed performing an audit to the budget as a way to double check that everything is in order as one has not been completed for some time. This is simply for due diligence and not because anything was suspected to be out of order.

V. Agenda and Time of Next Meeting

The next meeting is scheduled for Monday, February 13, 2022, at 6:00 PM at the Pavilion (via Zoom if weather dictates).

The meeting was adjourned at 6:40 PM by Carol Banks.

Minutes submitted by Kimberly Walrod.