

Meadow Cove HOA Emergency Board Meeting

Date: Monday, May 9, 2015

Location: 1433 Dandelion Drive

Start: 2:00PM

Present Attendees:

Rhoda Phillips – President

Wayne Bigler – Vice President

Johanna Romero – Secretary

Absent Board Members:

Nancy Romero – Treasurer

The meeting was called to solely address issues of home in collections –specifically 1776, 1692, 1524, & 1516 Clover Circle. Minutes from the previous meeting were not read.

- 1516 Clover Circle - Homeowner has requested a review of all of the HOA's documentation.
 - Action – Johanna requested from Wayne copies of any and all email or post communications, notes from telephone conversations, etc., with HOA Capital Advisors and their lawyers (KG).
- 1776 Clover Circle – Mr. Godwin (1779 Clover Circle) contacted Wayne regarding the collection efforts for 1776 Clover Circle. He stated that the homeowner was confused as to why she had received a letter for over \$800 for legal fees when she had already paid her past due assessments and the legal fee.
 - Action – Wayne stated that he would be responsible for the legal fees for this lot. Wayne is to contact KG to set up a payment plan.
- 1524 Clover Circle – Homeowner stated that he had sent his payments for 2014 and 2015 on time and that his checks were still uncashed. The address for the HOA PO Box was correct and however, the address that the HOA had for this homeowner was outdated and all correspondence sent had been returned.
 - Action – Rhoda to contact HOA Capital Advisors and have this homeowner removed from the process.
- 1692 Clover Circle – Homeowner contacted the HOA via the Facebook group stating that he had been sent to collections when he had paid his assessment on time. Johanna found the cashed check on the Chase Online Banking.
 - Action – Johanna to provide Rhoda with a copy of the cashed checks for 2014 and 2015. Rhoda will contact HOA Capital Advisors to remove this homeowner from the process as it had been included on the list in error.
 - Action – Johanna to perform an audit of the homeowners that had been sent to collections and review their payments online. Any homeowner that is current with their payments will be removed from the process.
- Discussion on legality of the decision to engage HOA Capital Advisors ensued.
 - ❖ The previous board engaged the company without consent of the HOA Board (there was only one board member) nor the HOA itself.
 - ❖ No independent legal advice was sought before entering in agreement with HOA Capital Advisors. Wayne stated that he consulted with KG and the HOA Capital Advisors salesman.

Meeting adjourned at 4:00PM.