



Golf Club Community HOA
Board of Directors Meeting Minutes
144 Winding River BLVD. MEETING
December 5th, 2024, 5:30 p.m.

1. **5:30 p.m. Call to Order**
2. **Attendance-** R. Smith President, S. Manchella Treasurer, T. Glancy Vice President, Maureen Young, member at large and Kyle Fox Member at Larg. Absent with notice C. Rapier Towne Manager.
3. **Approval of Minutes**
October 24, 2024, minutes. M. Young moved to approve 10/24/24 minutes. S. Manchella 2nd.
4. **Reports- Tabled**
 - a) November 2024 Financials will be available on Dec. 15th
 - b) Aged receivables and all manager reports will be emailed to the board by December 15th.
 - c) HOA CDs were released to Mature December. Reinvest money in 2025 after board discusses upcoming projects.
5. **Committee Reports**
 - ARB- Maureen
 - Somerset BLDR. Will have the soil test completed soon.
 - PG fence install denied concerns with adjoining lot.
 - Sportsplex Committee-Tracey
 - The committee is currently waiting for bids for the Tennis Ct. Additional information from the supervisor was needed.
6. **Old Business Updates**
 - d) 2025 Preliminary Budgets with no increase- S. Manchella will reach out to C. Rapier to complete budget.
 - a) Declaration and Bylaws amendments passed. Cassie is working on the legalese to record the Documents.
 - b) U.S. District Court for the Eastern District of Texas granted a nationwide preliminary injunction that enjoins the federal government from enforcing the Corporate Transparency Act (the CTA).
7. **New Business -**
 - a) Handbook Update- Tabled.
 - b) Insurance renewal- Board approved
 - c) M. Young resigned from the board due to family obligation.
8. **Community updates**
 - Dog issue- Goode Family was sent a violation letter. Warren County animal control received a complaint from 2 residents regarding violent dog exiting invisible fence.
 - MI home update- Work stop on 12/13 for 3 weeks; MOU has not been received.
9. **Next Meeting Date-** January 16th.
10. **Adjournment-** Meeting adjourned with not further business to discuss.