

Songbird Board Meeting Minutes

Date of meeting: July 8, 2024, 7:00 pm
Location: Claire’s house
Attendees: Claire, Kerry, Jessica, Laura, Ryan
Not in Attendance:

Judy and Rob from Rj property management here to speak about their company and what they do.	Poor reviews online: Judy: BB A+ 20 years own business, 35 years in field. Family business Those that are unhappy will do the review online. What they do: They answer emails but the board will see all the emails. Riverview bank-trust accounts, online payment, can change to monthly or quarterly payments Website for all financials, rules, laws, applications etc. Attend meetings, zoom account, Mailing for meeting, budget, keep all the records File the taxes Distribution register given to board, they have the checks. Meeting minutes Help get legal advice Working capital resolution: new owners pay a set amount to the reserve account. Rules and regulation: a summary of CCRs Fining resolution This company will help with all of this. House colors: suggest that homeowners submit arc every time they paint their house.	Budget voting: homeowners only can vote the budget down. The Board can vote to hire personal property company One time assessment this year to cover the cost of management company and then re do the budget for next year. Need to get reserve study done soon. Reserve Study Group: \$ 1415 Motion to approve called: Board approves, Claire to email Kerry to be contact Jessica will send out pain pallet for homes. ARC must be submitted. ARC applications reviewed. Approve paint color Sprinkler repairs done Laura reply to emails Ask referrals of RJ property management, Claire to do this soon. Do we vote next week? NO September 1 start date with special assessment right away \$50? Too soon, look at financial Get feedback from neighborhood.

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