

The Islands HOA
Board Meeting Minutes
January 28, 2025

Board Members present: Michael Marion, Rob Madsen, Brandon Hoover and Anita Edwards.

Others present: Christina Forst (manager) from Homeowners Assoc.

The meeting was called to order at 6:36pm.

The board reviewed the minutes from the November meeting.

Motion by Rob, second by Brandon to approve the minutes. Passed.

The ACC report was sent before the meeting, and Michael reviewed the approvals and requests. The roof for 2108 Harbour Grove has been approved but now is postponed. 2200 Kara Anne asked about a roof repair and now may be a full roof replacement.

Motion by Anita, second by Brandon to accept the ACC report. Passed.

Review of the common area report and bills. Michael asked Blue Ribbon to resend the contract with the bushes trimming. He outlined the holiday light installation and that the full bill will be sent in January for the installation and the removal. A tree was removed in the park.

Motion by Brandon, second by Rob to accept the Common Area report. Passed.

Facebook report as sent before the meeting and Anita went over the report. Christmas lights haven't been taken down by some homeowners and a notice was posted to the Facebook page. Anita also had an exchange with a homeowner over the ability to reply to posts on the page.

Motion by Brandon, second by Rob to accept the Facebook report. Passed.

The managers' and financial report were given by Christina. The HOA is in good standing and 99.4% of the dues have been collected as of December 31, 2024. The board reviewed the reports as sent. The board discussed the need to adjust the draft budget for 2025. The board did a CCR review per the reports as sent. The board reviewed an email exchange from Connie Floyd and her proposals and ideas for saving money and answering questions about the budget. She and a few other homeowners asked to address the board in a meeting. Because the board meets in someone's home the board is willing to continue with Zoom meetings for homeowners to be involved with board meetings. The board talked about answers to her questions and Michael will send a reply and assure her that these topics will also be covered at the annual meeting. Walk path bids still need to be obtained so the budget can be adjusted properly.

Motion by Anita, second by Brandon to accept the financial reports. Passed.

The board decided to table the discussion about a special assessment for the walking path until more information can be collected.

The new management agreement is ready to be signed, but there was a discussion about the digital copies of records. Michael has requested that all records be scanned and emailed to PM@theislandshoa.com for record keeping and be available for future boards to review without the need to explore the paper files. There was discussion about ways to show a record of payments received by homeowners and Christina will review reports that QuickBooks can be produced to show this record.

Motion by Rob, second by Anita to sign the new agreement and back date to January 1, 2025. Passed.

The next board meeting will be on February 25th at 6:30pm at Michael's house.

Motion by Brandon, second by Rob to adjourn the meeting. Passed.

Mtg adjourned