

**Morningside HOA Board Meeting  
October 4, 2021  
Conference Room— Rolling Green Village**

Present:: Gary Buterbaugh (2022), Dick Carter (2023), Eddie Beck (2022), Kathy Gioffre (2023) as well as Nancy Gould (Cams/Goldsmith Management )

Absent:: Mike Pugsley (2021)

The meeting of the Morningside HOA Board was called to order at 1:58 PM.

**Approvals:**

The agenda was accepted as submitted. Kathy moved to accept the minutes of the September 2, 2021 meeting and Eddie seconded. The vote was unanimous.

**Reports:**

Manager's Report:

Nancy gave a financial report for September. She stated that In-Compliance should get to work on the drainage area behind 4 through 8 Woodtrace Circle sometime in October. She presented a third draft of the 2022 budget and reviewed finalizing plans for the annual meeting.

President's Report:

Gary discussed plans for the 2022 Budget and the Annual Meeting to be held on November 4, 2021. No one seems to be satisfied with the work of our current Lawn Care Contractor, Sharpscapes, but a decision on the contract was tabled until the December meeting.

The transition from Cams/Goldsmith and RGV Management was discussed.

A motion was made by Eddie and seconded by Dick to have Nancy set up estimates from three Law Firms to do the legal work on the Bylaws and Covenants. The vote was unanimous.

#### Nominating Committee:

Dick Carter stated that the committee has one candidate, Ed Comer, to fill the open position. Eddie made a motion to accept the nomination and Kathy seconded. There was a unanimous vote.

#### Lawn Care Committee:

Ed Comer gave a summary of ratings he has obtained from residents concerning lawn care.

#### **Old Business:**

A motion was made by Eddie and seconded by Dick to approve the budget for 2022 stating that the \$4,320 pay off needed for curbing be extended for the whole year. That means the dues would be \$300 per month plus a \$10 assessment for the curbing for the whole year for a total of \$310 per month. The vote was unanimous.

#### **New Business:**

A motion was made by Eddie and seconded by Kathy to approve the Property Improvement Request for 6 Woodtrace Circle. The vote was unanimous.

Approval was granted for the request to waive the late fees of \$180 and Nancy's processing fee for 104 Woodtrace Circle.

A motion to adjourn was made by Kathy and seconded by  
Eddie at 3:08 PM.

Gioffre

2021

Kathy

Secretary  
October 4,