



Warfields II HOA – Board of Directors Meeting
December 11, 2024 8:00 PM
Meeting Minutes

Meeting Purpose: Board of Directors Meeting

Call to Order (8:00 PM)

A quorum was declared based on the presence of the following members of the HOA Board of Directors: John Owens (President), Beth Henderson (Vice President / Secretary), and Christian Hayes (Treasurer).

Approvals

- Board approved minutes from the board meeting held on March 11, 2024.

Old Business

- Had great Summer Block Party with about 75 in attendance.
- Letterhead and website updated to remove PO Box since that was eliminated.
- Upright wires in cul-de-sac of Michele Drive have been removed.

Reports

- Budget- healthy budget of \$143,000 in total assets reported March 2024.
- Architectural Reviews–3 ARC approvals since June 2024.

New Business

- Plan for snow removal; check with Cliff about meeting insurance and tax requirements of Tidewater and get estimate from All the Trimmings.
- Approved new insurance plan which costs about the same and gives more coverage including being hacked.
- Reviewed each page of new covenants. Found to be very wordy when goal was to make them easier to understand. Plan to send revisions to attorney and get her feedback in January. Then send to neighbors in February. Have annual meeting in March with online vote shortly after that.
- Christian stepping down from treasurer position.

Meeting adjourned (9:30 PM)