
**BALMORAL GREENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
April 7, 2021 at 6:30 PM
Via Zoom**

PRESENT: President Todd Timm, Vice-President Jerry Hogge Treasurer Doug Grills and Director Phillip Radzikowski

ABSENT: Secretary Andrew Gregson,

OWNERS PRESENT: None

CALL TO ORDER:

There being a quorum present, President Timm called the meeting to order at 6:30 p.m.

APPROVAL OF MINUTES:

November 4, 2020 Regular Meeting Minutes - The minutes of the meetings were reviewed, and the following motion was made:

On Motion of Director Phillip Radzikowski and seconded by Treasurer Doug Grills to **approve** the November 4, 2020 Regular Meeting Minutes submitted by NRP. The Board **unanimously approved** the minutes.

Financial Statement: The February 2021 financial statement was reviewed.

UNFINISHED BUSINESS

Mr. Melvin Cemetery/Tree Fell: It was discussed that a tree fell in the cemetery and broke the fence. An insurance claim was filed and paid by Nationwide Insurance.

NEW BUSINESS

Reserve Study: The association is required to have a reserve study completed this year. Proposals were submitted and the costs are as follows:

Company	Cost
Mason and Mason	\$1,800
Miller Dodson	\$2,279

One more proposal has been requested from DMA and it was provided as a handout for the meeting. The cost of the proposal was \$3,250.00. The last reserve study was conducted in 2016 by Mason and Mason for \$1,600.00.

On Motion of Director Phillip Radzikowski and seconded by Treasurer Doug Grills **approved** to engage Mason and Mason for a cost of \$1,800 to perform the reserve study. The Board **unanimously approved** the minutes.

2021 Annual Meeting: The association will need to hold the 2021 annual meeting in May. The meeting will be held via zoom.

There is one position up on the Board and the is Jerry Hogge. A call for candidates was sent out in March to try to solicit interest, however, to date, no one has responded. The annual meeting will be held on May 12, 2021.

ADJOURNEMENT

The meeting ended at 7:00 PM.

Respectfully submitted,
Kristine A. Caraway, Community Manager