

SAWMILL HOMEOWNERS ASSOCIATION, INC.  
A Not-For-Profit Corporation

Minutes of the Board of Directors  
Tom Ison Center, November 2, 2023, 7:00pm

**Statement of Quorum:**

Quorum Established

**Call to Order:**

Leon called the meeting to order at 7:02pm.

Agenda approved.

The following members were in attendance:

**Board Members:**

Leon Lofgren – President  
Laura Keller – Treasurer  
Colleen Hooks – Secretary

**Homeowners:**

Joanne Adamo  
Bette Lenkowski  
Terri Williams  
Jennifer Moss  
Paul Field-Ridley  
Donna Gatling  
Deonarine Bishundat  
David Parker  
Ann Parker  
Thom Ewing

**Other:**

Jody Fischer-HOA Mgmt

**Secretary's Report**

1. Review and approval of minutes from September 21, 2023. Laura made a motion to approve. Colleen 2<sup>nd</sup>. Unanimous.

**Treasurer's Report**

1. Review of financial reports shows combined checking and savings of \$196,702.08.
2. Diseased tree removals, tree trimming, and replacement for leaking water tank near front entrance were paid from reserves.
3. 3 liens filed for delinquent and unresponsive properties. One house has been recently sold.

**Management Report**

1. Duke Energy Light Pole – Duke can add a 10-12 foot arm connected to nearby streetlight to light the sign. There will be no cost for installation, just the electricity expense each month. Will contact Duke to move forward in January after the holiday lighting has been removed.
2. Landscaping quote from Active Environmental – it's been 4-5 years since the landscaping has been refreshed at the front entrance. Quote includes demo and dump fees, 3 gallon plants at the front, and sod at the back. Also received quote for brown river rock, but there is concern about cost and erosion due to the slope.
  - i. Homeowner suggestion to look into rubber mulch
3. Sign Resolution – unanimous action for tree trimming

4. Violations – around 90 violations sent, most related to stuff on the side of houses, and driveways and sidewalks needing to be pressure washed.
  - a. There was a fining hearing originally scheduled for November 1, however progress has been made, so the hearing was not needed.
    - i. Homeowner question regarding who was on the fining committee – Ashley Durbin, Donna Gatling, and Joe Chinelly

#### Unfinished Business

1. Southern Outdoor Lighting –
  - a. Spotlights on poles with concrete and Loctite adhesive to prevent theft – two poles with 3 lights each. \$2712.
  - b. Question – does it include a timer?
  - c. Homeowner request to obtain quotes for a solar option
2. Speed Bumps – Jenn is still working on the petition

#### New Business

1. Holiday lighting contest – will take place December 20
  - a. At homeowners suggestions, cash prizes will be awarded this year: one \$100 grand prize, and four \$50 honorable mentions.
2. Yard Sale Dates for 2024 –
  - a. March 8<sup>th</sup> and 9<sup>th</sup>
  - b. October 11<sup>th</sup> and 12<sup>th</sup>
3. 2024 proposed budget – Leon made a motion to approve, Colleen 2<sup>nd</sup>, Laura abstained.

#### Homeowner Comments

1. Question about railroad maintenance line item in budget
2. Requests for more updates on what is happening in the community, FYI bulletins (e.g. the tree trimming) – posts on website and Facebook.
3. Requests for more community activities and getting together
4. Question about the possibility of a community playground
5. Suggestion that the HOA provide everyone with new mailboxes

#### Adjournment

Colleen motioned to end the meeting at 8:08pm. Laura 2<sup>nd</sup>. Unanimous.  
Meeting Dates for 2024 - 3/21, 6/20, 9/19, 12/2.