

**Minutes of The Terraces HOA Board Meeting  
January 27, 2020**

Present at the Board Meeting were Eric Clark, Karen and Bart Bacon, Adriana Seaman, Jim Eriksen, Lisa Baker, Robert and Ellen Bonaiuto, Samantha Daroff, Marge Hamm, Janine McCann, Sallie Wright, and Lynn Kimmel.

Eric Clark, called the meeting to order at 6:35 p.m. We went around the room introducing ourselves since we had several folks who had never attended a meeting or were new residents.

Since we did not have a quorum present for the election, Jim Eriksen kindly offered to remove his name from the running for the office of Vice President permitting us to move forward with the election of Bob Bonaiuto as Vice President. Since there was only one person running for the office a quorum was not necessary.

Lynn Kimmel read the minutes of the December 15, 2019 meeting. A motion to accept the December Minutes as read was made and seconded.

There was no Treasurer's report as Cindy Woodbrey was not able to attend tonight's meeting.

Old Business:

- Fence Repair or replacement issue was discussed at length. Estimates for both repair and/or replacement of the perimeter fence have been received. Many good suggestions followed and after more discussion, Bob Bonaiuto offered to get some additional estimates so we can put together a proposal to be sent to the members of the HOA before deciding what fence company to use. If we repair or replace the fence, the cost is going to be considerable and more information was needed in order to make an informed decision. The possibility of an assessment of the HOA members still exists depending on the cost involved.
- We will ask Cindy Woodbrey to provide us with a comprehensive budget detailing where all the monies are spent each year. It will help us to figure out how we can appropriate the money necessary to either replace the perimeter fence or get the repairs done.

New Business:

- Eric asked if we could set up another Board Meeting in February. After some discussion we decided on February 25, 2020 at 6:30 p.m. for our next meeting to be held at Karen and Bart Bacon's home at 3211 Ottawa Ct.

- Lynn and Eric will develop a one or two page “welcome package” to be given to new residents in the development. The package should include a letter, a list of the officers of the HOA, a copy of the Covenants and the address of the website. Many residents are unaware that we even have a website and that a lot of information is included on it.
- A date of March 21st was picked for a cul-de-sac party. It was decided that it should be a potluck party. Karen Bacon and Lisa Baker volunteered to coordinate plans for the party that will last a few hours (not all day). Details will be forthcoming.

Since there was no further new business, a motion to adjourn was made and seconded and the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Lynn Kimmel  
January 27, 2020