

BENWOOD HOMEOWNERS' ASSOCIATION INC.  
MINUTES OF THE  
BOARD OF DIRECTORS' MEETING  
April 30, 2024 @ 6:30 pm

**Call to Order:** 6:34pm

**Quorum:** 4

**BOD Members In attendance:** Debra Drake, Rhonda Hazlett, Jim Gillespie, Jenny Lawson

**Members Absent:** none

**Members no longer serving:** Spires (moved), Laconca (resigned)

**Additional Attendees:** Don Kinerson

**Minutes of Jan/25/2024 mtg:** read and approved, 1\*JG, 2\*JL, passed

**Review of Agenda:** read and approved, 1\*JG, 2\*JL, passed

**Old business:** update on Wohler: Deb has reached out using various addresses and phone numbers to reach Mr. Wolher. Deb went to check county records and informed them that he could not be reached.

1. **Lien process:** Jenny looking into a Title Company that would handle the Lien process, if so, the top five arrears would be the first to get Liens.

2. **Other homeowners in arrears-** start second warning letters- several did not accept certified mail. Rhonda will check with Michael about the second and third warning letters, and when they should go out.

3. **Budget update:** Michael to review and submit actual expenditures for categories: Computer & Internet expenses, insurance expenses, landscaping, and taxes paid up to April 2024. Review again

4. Once reviewed by BOD shall we ask Michael to increase budget for 2025? If so, what percentage? 10%

5. **Homes for sale with HOA dues owed**

**193 Webb-** Payne, \$325, Bender Realty, Foothills Title Co.

Called realtors Matt Fremont @ Bender, Deb sent invoice to him, invoice ignored at closing, trying to collect before closing is completed.

Office Mgr Becky Tomlin

**311 MacMillan-** \$150, EXP Realty, Darren 423-441-4426, invoice emailed on May 2, 2024 to Lisa Perry, Realty Title & Escrow Services

**116 Macmillan,** Fitzgerald, owed \$125, emailed invoice to Bethany Nichols, Bridge City Title Co. 5/2/24 Requested from Michael & will email copy of current amt owed.

**Yard Sale:** June 7 & 8

**New business:**

Shall we have **4th of July Parade** in 2024? It's on Thursday – Yes, Jenny posted on FB

Contact **Michigan Ave Church** to get date for annual meeting.

**Secretary position** opening after annual meeting

**ARC:** Casey – 341 Webb Lane, fence request approved.

**Riverside Property Services** has offered an annual contract, Deb checking to see if it covers all aspects needed before accepting.

**Adjourned:** 8:00pm 1\*JG, 2\*JL, passed