

## **Liberty Run HOA Meeting 10/8/2021**

Welcome and Call to order at 7:04pm

### **Homeowners' questions/concerns**

-Laura Woods: having a major issue with dogs barking at her neighbor's home. The dogs appear/sound to be unattended and supervised throughout the day. The dogs are out all hours of the night. Laura wanted to know if there was any type of notice that could be sent to the residents in the form of a warning. The board can send a notice that there has been a complaint.

**Meeting Minute review and adoption-** Minutes were approved from September meeting with a few corrections. Nikki motioned to adopt the minutes; Stephen seconded the motion. Minutes approved and adopted.

### **Old business:**

**Caliber Software-** The board has been asked to look into a replacement option for our tracking, notices, and overall community communications improvement. Nikki (treasurer) provided a website and link to review to the board. This website will house violations, provide an online payment portal, and has several features that the board may be interested in.

**Board Positions-** There is one term that remains open through 2022 at this time. There are only two months left in the year and no one has reached out expressing interest.

**Book share/house and billboard-** Jamilla and Stephen will look at samples of the sizes of the Little Libraries. The suggestion was made to provide a billboard type of fixture in the neighborhood that would be a one stop shop for flyers, updates, and free library books to the community. We are looking to do this within this year if possible.

### **New Business-**

**Landscape Contract renewal options-** the last contract we had with Gib Mor has expired and a new one has been presented. The board discussed shopping around for contractors vs. accepting the presented contract. The board also discussed maintaining business with familiar companies that have provided quality service. Nikki expressed concern with the vague language in the contract of "common areas". The request can be made to add more details to the contract. **The board agreed to move forward and request specific language in the contract for common areas.**

**2022 Budget Review-** Nikki provided a presentation outlining the line-by-line items for the upcoming Budget. Each item was presented and explained. There was a question concerning QuickBooks and continuing to pay for it when our bookkeeper is providing all the reports we need at this time. This item was removed from the budget. There were no additional questions on the Budget presentation.

**Monthly compliance update-** None at this time.

**Monthly Financial update:** See above Budget report information

**ARC Committee update-** None at this time.

The board did discuss a resident's request to become a firearms dealer using his home as an office. Our documents restrict businesses in the community and should be limited to only home office use. The board discussed the potential for traffic as well as the few details provided by the resident as this is a start up for his family. There were additional questions on the parameters of the county. Jay will ask the resident to provide answers to these questions before official approval/denial of the request.

**Next meeting Nov. 8<sup>th</sup>, 2021 7pm**

**Motion to adjourn Adjournment at 7:pm???**

**Attendance:**

Jay Tobias- Board member

Jamilla Gault- Board member

Nikki Guskiewicz-Board member

John Brown- Board member

Stephen Dunlap-Board Member

**Residents:**

Laura Woods

Megan Miloser