

Getz's Woods Homeowners' Association, Inc.

Minutes of the Board of Directors Meeting held on August 24, 2023

- Meeting called to order at 7:11 pm.
- Ratified election of officers as of August 9, 2023, as follows:
 - Mark Gainer - President
 - Bruno Schmalhofer - Treasurer
 - Nick Karamanos – Secretary
- Approved retaining Aaron Marines of Russell, Kraft & Gruber as legal counsel to assist with modifying Bylaws to comply with current laws, addressing questions raised by various owners, conducting upcoming annual meeting and election of new board of directors, and other ancillary matters.
- Discussed arrangements for November annual meeting.
- Set the annual assessment for 2023 at \$50.00 and authorized bills to be sent out to owners. Reviewed list of past due assessments. Bruno will follow up concurrently with new invoices.
- Ratified extending prior agreement of an annual payment of \$25 to Porter and Carr lots for the electricity used to power the lighting of the signage in the landscape beds at the entrance of the development.
- Treasurer's report was presented and is attached.

- Reaffirmed goal of attempting to maintain \$15,000 balance in checking account as reserves.
- Authorized payment of premium for liability insurance with coverage limits of \$2M per occurrence and \$4 M in aggregate.
- Authorized opening of a new bank account for the Association at Citizens Bank with no monthly fee and no minimum balance. Bruno and Mark are to be designated as authorized signers for the new account.
- Confirmed that the existing members of the Architectural Committee are Steve Evans, Adam Thode, Mark Gainer and Nick Karamanos. Discussed other owners who have expressed interest in serving on the Architectural Committee but decided to defer any action on new members to the new Board to be elected in November.
- Approved using the new website for the HOA to post information for better communication with Owners.
- Meeting adjourned at 8:43 pm.

Respectfully submitted,
Nick Karamanos, Secretary