**Verona Way Homeowner’s Association, Inc.**

**Board of Directors Meeting Minutes**

Date : November 18th, 2021

Time : 5:30 pm

1. Establish Quorum – Present was Scott Sites (President) and Justin Smith (Vice President), Joey Liberio (Secretary) was absent. Quorum established. Michelle Sutton, CAM (Priority Community Management) is to chair meeting.
2. Call the meeting to order – Meeting was called to order at 5:31 pm.
3. Approval of previous meetings minutes – Scott Sites motioned to approve minutes and Justin Smith seconded, motion carried to approve previous meeting minutes.
4. Public comment on Budget – Q: Why are dues going up? A: Scott Sites speaks to reasons that 2022 budget line items are being increased. Michelle explains current costs are exceeding budgeted costs in certain line items. Michelle goes over all quotes from vendors. Q: What is being done about the washout around the lake? A: Scott answers about the washouts that have been fixed and the options for the future washout concerns.

Q:Could reserve money be moved to operating or reallocated? A:Michelle explains what the reserve money is currently used for and what a reserve study is.

1. Approval of 2022 Budget – Scott makes a motion to approve 2022 Budget, Justin seconds motion, both are in favor, motion passes and 2022 Budget adopted.
2. Public comment on amending ARC Guidelines – Q:What are the changes A:Scott speaks to all of the changes made Q: Can the rentals be changed? A:Michelle speaks about what the CCRs say about leases. Q: What can be done about parking in the streets. A: Scott addresses owners about the parking issues Michelle speaks to what the CCRs say about parking.
3. Approval of amended ARC guidelines – Scott Sites motions to adopt the Architectural guidelines, Justin seconds the motion. Both are in favor, motion is adopted.
4. Public comment – Q: Tree line in the back of the community and options for clean up. A: Scott addresses clean up. Michelle speaks about landscaping quote to clean up and plant new trees.
5. Adjournment – Adjourn meeting at 6:18 p.m.