Manchester Park HOA Meeting (Board Meeting)

May 12, 2023

Meeting Minutes

Members of the Manchester Park HOA Board in attendance of Meeting:

* Tony Banco, Karen Brooks, Shaun Fenchel, Tyler Komisar, Ricky Bamberg
* Absent: None

Tony Banco called the meeting to order at 6:15PM.

1. The board went straight to work to discuss the upgrades to the lighting for the Sign Project.
2. Board members reviewed the quote to add 4 more color changing lights to the front entrance. (2k quote) (Was 4k)
3. Board members voted and the vote passed to add the lights. (2k)
4. Board members reviewed an acritical submission for Iron Horse Rd. Lots of information and unknowns that needed to be answered and more information would be requested from the property owner. Board to set up an on-site meeting to look at the plans with the property owner.
5. Tony gave an update on the budget and reported that after tonight’s vote that the sign project was still under the requested budget of 27k. (Cost with landscaping and extra light 26k)
6. One request from MJS about sending past due notices to collections. Vote passed and information was sent to MJS to send request to the attorney.
7. Website update from Shaun: Up and running. Still looking for local business in the neighborhood to advertise for free.
8. Facebook page is getting a lot of spam request from people not in the community. Added that members must be 18 years of age. Board members were reminded to not approve any member request that do not answer the questions.
9. Sign update: Controller for the sign had a malfunction and is being replaced under warranty. Waterfall has some leaks that the contractor is still working on. Landscaping will be completed by Midlands Landscaping within 2 weeks. Completed project should be completed and the board will meet with the contractor for final sign off on May 30th.
10. Violations update: People are not taking the time to submit the violations to the management company and calling or sending messages to board members. Tony reminded the members that the forms must be filled out and submitted so that it can all be documented and the proper process will take place. One property was in communications about wanting to correct all violations and get violation fees reduced. A negotiation was proposed with a 30-day deadline to have ALL violations corrected to reduce the fees. (information to be sent to MJS for proper communications).

Meeting Adjourned at 7:38pm

Respectfully Submitted,

Tony Banco, Manchester Park HOA President