Manchester Park HOA Meeting (Board Meeting)

June 17, 2023

Meeting Minutes

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

* Tony Banco, Karen Brooks, Shaun Fenchel, Tyler Komisar
* Absent: Ricky Bamberg

Tony Banco called the meeting to order at 5:45 PM.

1. HOA Board members started meeting at a property on Iron Horse for a site visit for architectural approval.
2. All board members then moved the meeting to another location.
3. Board members discussed what needed to be updated on the architectural form for the above project and was sent to MJS to be reviewed then sent to the property owner of Iron Horse.
4. Board members discussed a complaint that came in from a property that was over on Eagle View about common area that was becoming over grown. The property owner was advised that the HOA does not own property on Eagle View and was shown that the property was actually theirs to clean up.
5. Tony updated the board that the violation agreement that was proposed to a property was NOT met and that the agreement was no longer an offer and the fines would remain in full.
6. 1st full light change for the front entrance will take place for the 4th of July
7. Violations update: No new violations reported that have passed 1st notice. (This means that people are receiving them and making repairs as requested). Reminder this only works if they are reported.
8. Tony Contacted Mid Carolina to report 5 street lights that were out in the community. Tony reminded all members that anyone can report this problem.
9. Had a discussion about repairing the lights in the island. It was determined that since the area is still used for a school bus stop that we would not waste the funds for the 5th time to make the repairs.
10. Budget update was given and everything was still in budget for the year.
11. Sign update: Project is completed and paid for. The contractor did deliver all paperwork and warranty information.
12. No further business was discussed and the meeting was adjoined at 6:45p.m.

Respectfully Submitted,

Tony Banco, Manchester Park HOA President