

**RESERVE AT PILOTTOWN
BOARD OF DIRECTORS
MINUTES OF MEETING**

Date: September 18, 2021

Time: 9:30 a.m.

Place: 110 Sea Gull Drive

Attendees: Ron Oronzio
Karen Fleck
Michael Tupman
Glenn Dunnington
Cathy Heronemus

The Board elected officers: Ron Oronzio, President; Michael Tupman, Vice President and Secretary; Karen Fleck, Treasurer. Glenn Dunnington will continue as Chair of the Architectural Review Committee.

The HOA's office manager/bookkeeper gave notice that she no longer will provide professional services to the Reserve at Pilottown but agreed to stay on for a limited time to facilitate an accounting review.

As approved by the owners at the September 14, 2021 annual meeting, the Board will retain a local accounting firm to review the HOA 2019-2020 books and records in response to an allegation that there is a shortfall in the capital reserve account. The Board decided to include in the review the HOA finances in 2021 when the transfer of funds from the capital reserve to the operating/checking account occurred.

The Board discussed BPW's proposal for an easement over the common area along New Road. Once the accounting review and capital reserve study are completed, the Board will schedule a special meeting of the owners to discuss the results.

Article VII of the By-Laws requires at least one Board member to be on any committee. At the annual meeting, there was a suggestion to establish a New Road Committee to address proposed development around Canary Creek. Glenn Dunnington declined to serve on the Committee because purpose of the HOA is limited to the operation and maintenance of the "streets, drainage areas, and open spaces." Preamble, Declaration of Restrictions.