

**LWFOA Board Meeting**  
**Meeting Agenda**  
**April 30, 2019**  
**6:30 p.m.**

**Present:**

**Emary Walker**  
**Joe Shanahan**  
**Gary Evans**  
**Laura Walker**  
**Jennifer Todd**  
**Bobby McGuffie**  
**Lori Beth Smith**  
**Genny Heller**

**Guests: Adam Woods (Attorney) and Kevin Watson (Management Company)**

**Meeting opens at 6:35 with Prayer**

**I. Meeting with Attorney Adam Woods** Board President introduces Attorney who has been in the HOA business for five years now. Discussion regarding Mr. Woods experience with Homeowners Associations, and what services are covered. Services include but are not limited to: bookkeeping guidance, collections compliance, vendor contracts and sub contracts, review and preparation of all legal documents related to HOA. Discussion of fees and how the services will be handled. No additional questions and Mr. Woods is dismissed.

**Meet with WatsonHeidelberg, PLLC Rep,** Kevin Watson who practices law in Flowood and works as an attorney for this Management Company. Discussion of current neighborhoods this management company is representing and what services they provide. List of services: covenant enforcement/violations, legal, accounting, processing of HOA dues, pay the bills, negotiation of contracts, legal services, and collections. Everything is covered in the fee, should we decide to go with a management company. Recommendation is for the Laurelwood HOA Board and Officers to build a proposal of everything we need managed, and get it to several management companies for proposals. Mr. Watson is dismissed.

## II. Old Business – Discussion on any pending issues from previous meeting.

### *a. Housekeeping Items:*

- i. Acknowledgement and Resolution of prior board members being compensated. The mismanagement of funds has been addressed and the situation has been rectified. Provisions have been made to prevent this from happening again and it is in the best interest of the Laurelwood HOA to move forward and not prosecute.
  1. *Article III, Section 4C (Purpose of Association) Engage, without profit to its members in such activities as may provide beneficial services and promote the health, safety, welfare and common good of the owners.*
  2. *Article VI, Section 7 Compensation of the Board. No Board shall receive any compensation from the Corporation for acting as such, except reimbursement of necessary and duly incurred expenses.*
  3. *Article VII, Section 9 Compensation of Officers. No officer shall receive any compensation from the Association for acting as such, except reimbursement of necessary and duly incurred expenses.*

Laura Walker puts forward the motion for acknowledgement and Resolution.

Bobby McGuffie seconds the motion. All in Favor.
- ii. Budget Updates – We will not be adding fines into the budget. A proposal is made to have two separate budgets. One for dues and the other for “other”. (Projected Budget and Other Budget).
- iii. Contract Updates – Need to re-bid the cleaning contract and get the Aqua Blue Contract for our files. Taking suggestions on maid services. Determination on number of days the pools are cleaned during the summer.
- iv. Laurelwood Day Updates – On Track
- v. Construction Update – The savings from not painting the fence at LW1 Pool is \$800. The wood is treated and we can leave it alone. Proposal to add Bead Board on the front of the

clubhouse (to match the back patio) will be \$50 additional over the quoted price. Jennifer Todd motions to approve the additional expense. Bobby McGuffie seconds the motion.  
All in Favor.

**III. New Business:**

- a. Volunteer Day – Jennifer Todd will be putting together a volunteer day for the weekend before Mother’s Day to clean the pool chairs and beautify the pool deck planters.
- b. Covenant Officer Flow Chart for Handling – Genny sending the letters – spreadsheet moving to google docs to track them.

IV. Motion to End at 8:58 by Bobby McGuffie. Joe Shanahan seconds the motion. Meeting adjourned.