

HOA MEETING MINUTES - July 14, 2024 - 7:00PM @Clubhouse

Attendees: Terry Palazzi, Lori Friedman, Amy Pemberton, Diana Summers, Sim Ford

1. Financial Report - see 2nd Qtr report attached

2. HOA Restrictions Review

The Board of Directors would like to remind all members of the Conditions and Restrictions for our HOA. All members bear a responsibility and an obligation to help maintain the appearance and character of our neighborhood. If you have a concern about a neighbor's compliance you should bring that to the attention of your neighbor first. If you and your neighbor cannot reach agreement on a potential noncompliance you can contact the Board. A letter containing some key HOA restrictions will be mailed to all members for their review. We ask all members to read the letter and review their own properties for compliance to these restrictions and make corrections if needed.

3. Pool Status

Our pool is operating without major problems. We continue to have some additional water loss from the skimmers with water being added to the pool daily. We are planning to have the skimmers replaced in the next 24-36 months during the major pool refinishing work.

There have been recent complaints about loud noises from the pool after the 9:00pm pool closing time.

- Please respect the HOA rules that prohibit loud noises in the common areas after 9:00pm.
- Being at the pool after dark is also a SAFETY concern!
- Please respect these hours of operation and remind your teenage children about this.

4. Future HOA meeting dates - October 13, 2024, January 12, 2025

Web link: <<<<< [Serene Creek Run Covenants, Conditions, and Restrictions](#)

Financial Report

2nd Quarter 2024

Category	Date Posted	Check #	Payee	Item	Debits	Credits	Balance
HOA FEES	4/2/24			ACH payments		2,025.00	56,765.82
Groundskeeping	4/2/24	ACH	Mowing	Mowing	400.00		56,365.82
Admin/Bank Fees	4/5/24			ACH Banking Fee	20.00		56,345.82
Electricity	4/15/24	EFT	AEP	Electricity-Clubhouse	49.29		56,296.53
Electricity	4/15/24	EFT	AEP	Electricity-Sign	12.21		56,284.32
Groundskeeping	4/17/24	ACH	Asa-Mowing	Mowing 4/15	400.00		55,884.32
Other Amenity Expenses	4/22/24	ACH	Home Depot	Reimburse -Grass Killer	26.30		55,858.02
Groundskeeping	4/26/24	ACH	Mowing	Mowing 4/25	400.00		55,458.02
HOA FEES	5/2/24			ACH payments		2,025.00	57,483.02
Admin/Bank Fees		EFT		ACH Banking Fee	20.00		57,463.02
Groundskeeping	5/7/24	ACH	Mowing	Mowing- 5/5	400.00		57,063.02
Pool Maint & Expenses	5/8/24	EFT	Pool Foolin	Invoice 17392	640.21		56,422.81
Other Amenity Expenses	5/8/24	ACH	Home Depot	Reimburse-Paint for pool furniture	60.84		56,361.97
Other Amenity Expenses	5/10/24	1798	Home Depot	Landscaping Materials	174.15		56,187.82
Electricity	5/15/24	EFT	AEP-Online Payment	Electricity - Sign	12.06		56,175.76
Electricity	5/15/24	EFT	AEP-Online Payment	Elec- Clubhouse	74.89		56,100.87
Other Amenity Expenses	5/13/24	EFT	Amazon	Reimburse-Tables for pool	315.88		55,784.99
Other Amenity Expenses	5/13/24	EFT	Home Depot Refund	Refund from Home Depot	-16.81		55,801.80
Groundskeeping	5/21/24	ACH	Mowing	Mowing - 5/20	400.00		55,401.80
Attorney/Govt	5/31/24	1799	Treasurer of Virginia	DPOR Annual Registration	30.00		55,371.80
HOA FEES	6/2/24			ACH payments		2,025.00	57,396.80
Groundskeeping	6/4/24	ACH	Mowing	Mowing 5/31/24	400.00		56,996.80
Insurance	6/4/24	EFT	Travelers Ins	HOA Insurance	2,670.00		54,326.80
HOA FEES	6/4/24			ACH payment return		-75.00	54,251.80
Admin/Bank Fees	6/3/24			ACH Banking Fee	20.00		54,231.80
Pool Maint & Expenses	6/11/24	EFT	Pool Foolin	Invoice 17703	459.06		53,792.74
Pool Maint & Expenses	6/11/24	EFT	Home Depot	Reimburse - Hose Timer	66.18		53,726.56
Electricity	6/15/24	EFT	AEP-Online Payment	Elec- Clubhouse	325.19		53,401.37
Electricity	6/15/24	EFT	AEP-Online Payment	Electricity - Sign	11.78		53,389.59
Admin/Bank Fees	6/25/24			Monthly Banking Fee	20.00		53,369.59
Groundskeeping	6/27/24	ACH	Mowing	Mowing 6/26	250.00		53,119.59

2024 SCRA Budget

Expense	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	TOTAL
Pool Expenses	0.00	0.00	0.00	0.00	640.21	459.06	0.00	700.00	700.00	0.00	2800.00	0.00	5299.27
Electricity	73.41	204.14	100.63	61.50	86.95	336.97	350.00	350.00	350.00	350.00	120.00	80.00	2463.60
Groundskeeping (Mowing)	0.00	0.00	0.00	1200.00	800.00	650.00	800.00	1200.00	650.00	0.00	0.00	100.00	5400.00
Other Amenity Expenses	0.00	0.00	0.00	26.30	534.06	66.18	100.00	100.00	100.00	100.00	0.00	0.00	1026.54
Insurance	0.00	0.00	0.00	0.00	0.00	2670.00	0.00	0.00	0.00	0.00	0.00	0.00	2670.00
Govt/Attorney	0.00	0.00	0.00	0.00	30.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	180.00
Admin/Bank Fees	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	191.00	411.00
Total Expenses	93.41	224.14	120.63	1307.80	2111.22	4202.21	1270.00	2520.00	1820.00	470.00	2940.00	371.00	17450.41
HOA Fees (income)	10125.00	2025.00	2025.00	2025.00	2025.00	1950.00	2100.00	2025.00	2025.00	2025.00	2025.00	2025.00	32400.00
Bank Account Balance/est.	####	\$51,036	\$52,836	\$54,741	\$55,458	\$55,372	\$53,120	\$53,950	\$53,455	\$53,660	\$55,215	\$54,300	\$55,954