

AGENDA
FOR SEPTEMBER 21, 2019 BOARD MEETING
FRIENDLY NEIGHBORHOOD HOMEOWNERS ASSOCIATION, INC.

7:00 p.m.

ORDER OF BUSINESS

1. Call to Order
2. Old Business
3. New Business
4. Owner Participation
5. Executive Session
6. President's Report
7. Treasurer's Report
8. Committee Reports (if any)
9. Review/Approve Prior Minutes
10. Ratify email decisions
11. Summarize all follow up/action items from the meeting
12. Next meeting date
13. Adjournment

Friendly Neighborhood Homeowners Association, Inc.
September 21, 2019 Board Meeting Minutes
7:00 p.m. at the Clubhouse

1. Call to Order

Directors Present: (3) Adam Apple, Betsy Brown, and Clark Crisp

Directors Absent: None

Others Present: Ron Swanson (Very Good Property Management), and Zach Cato (Billings Law Firm, PLLC)

A quorum was present.

President Adam Apple called the meeting to Order at 7:00 p.m.

2. Reports

A. Grounds Committee. Director Brown and Ron Swanson reported on the condition of the Common Areas.

B. Treasurer's Report. Treasurer Crisp provided copies of year to date and month the month ending balance sheet and income statement and collections reports and discussed same.

3. Old Business

A. Meeting Schedule. A discussion was held regarding adopting a schedule of meetings of the Board of Directors. Director Crisp moved to schedule a monthly meeting on the first Monday of each month at 7:00 p.m. Director Apple seconded. All approved, none opposed and the motion carried.

B. Landscaping Contract. Mr. Swanson presented proposals of AA Landscaping and A+ Landscaping for landscaping services for the upcoming year. Director Crisp asked if both companies were bonded and Mr. Swanson stated AA Landscaping was bonded and A+ Landscaping was not bonded. Director Apple moved to approve the AA Landscaping proposal and direct the President to execute a contract consistent with its terms. Director Brown seconded. All approved, none opposed and the motion carried.

4. New Business

A. Clubhouse Painting. A discussion was held concerning the state of the exterior paint of the Clubhouse. The Board requested that Mr. Swanson contact several painting contractors to estimate and provide proposals for exterior painting.

B. Easement. Mr. Cato presented a letter received from the Utility Company requesting an easement on the Association's common area. Director Apple asked whether the terms of the easement were negotiable and Mr. Cato responded in the affirmative and that he would recommend negotiating a higher price and for Utility Company to indemnify the Association. The Board requested that Mr. Cato negotiate terms for the easement and present to the Board at the next meeting.

5. Action Items

A. President Apple to finalize and execute AA Landscaping Contract.

B. Mr. Swanson to bid out Clubhouse painting.

C. Mr. Cato to negotiate easement terms with Utility Company.

5. Adjournment

The Meeting was adjourned at 7:15 p.m.

Approved at October 21, 2019 Board Meeting

Secretary

**UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF DIRECTORS OF
FRIENDLY NEIGHBORHOOD
HOMEOWNERS ASSOCIATION, INC.**

September __, 2019

Pursuant to KRS Chapter 273, we, Jack Donaghy, Pamela Beasley, and Elizabeth Lemon, being the three members of the Board of Directors of FRIENDLY NEIGHBORHOOD HOMEOWNERS ASSOCIATION, INC., a Kentucky non-profit, non-stock corporation (hereinafter referred to as the "Corporation"), unanimously consent to the following Preamble and Resolutions and the actions authorized pursuant to these Preamble and Resolutions:

I. RESOLUTION REGARDING LEASING POLICY

WHEREAS, by that certain Declaration of Covenants, Conditions, and Restrictions Establishing Friendly Neighborhood dated May 8, 2004 (the "Declaration"), the Declarant amended the second paragraph of Article X, Section (A) of the Declaration, which in part provided that the Association, acting through its Board of Directors, may promulgate and adopt rules and regulations governing the leasing of Lots; and

WHEREAS, pursuant to the amended language of Article X, Section (A) of the Declaration, the Board of Directors finds that it is in the best interest of the Association and its Members to adopt the Leasing Policy attached hereto as **EXHIBIT A**.

THEREFORE, BE IT RESOLVED, that this Leasing Policy is hereby adopted for the Association and its Members in the form attached as **EXHIBIT A**;

FURTHER RESOLVED that this Resolution shall take effect immediately upon execution by all members of the Board.

FURTHER RESOLVED, that the proper officers are authorized to take all steps necessary to accomplish this Resolution.

WITNESS THE SIGNATURES of JACK DONAGHY, PAMELA BEASLEY, and ELIZABETH LEMON, being all of the members of the Board of Directors of FRIENDLY NEIGHBORHOOD HOMEOWNERS ASSOCIATION, INC., a Kentucky non-profit, non-stock corporation.

This __ day of September, 2019.

JACK DONAGHY, DIRECTOR

PAMELA BEASLEY, DIRECTOR

ELIZABETH LEMON, DIRECTOR

NOTICE OF ANNUAL MEETING OF
FRIENDLY NEIGHBORHOOD HOMEOWNERS ASSOCIATION, INC.

DATE: September 21, 2019

TIME: 7:00 pm local time

LOCATION: 100 Main Street, Mayberry, Kentucky 42450

BUSINESS: To vote on a proposed special assessment (see below), elect a new Board of Directors, and any other business that may be properly conducted at an annual meeting.

PROPOSED SPECIAL ASSESSMENT: The Board of Directors proposes a one-time five hundred dollar (\$500.00) special assessment for the purpose of acquiring new cabana chairs for the pool.

CALL FOR NOMINATIONS

In anticipation of the upcoming Annual Meeting, the Board of Directors invites all members willing to serve as candidates to make their candidacy known to the Association's property manager, Very Good Property Management, no later than August 22, 2019 by emailing ron@verygoodpm.com. Nominations from the floor at the Annual Meeting will also be permitted.

BILLINGS LAW FIRM, PLLC

**Ballot for the September 21, 2019
Annual Meeting of the Members of the
Friendly Neighborhood Homeowners Association, Inc.**

I vote as follows:

APPROVE

DISAPPROVE

1. Approve a one-time special assessment of five hundred dollars (\$500.00) pursuant to Section 5.4(b) of the By-Laws of Friendly Neighborhood Homeowners Association, Inc.

In addition to the foregoing, I vote for the following candidates for Director (please print):

- _____
- _____
- _____

I represent that I am a Member of the Friendly Neighborhood Homeowners Association, Inc., and the information below is true and correct:

Name: _____

Address: _____

Signature: _____

Date: _____

BILLINGS LAW FIRM, PLLC

PROXY BALLOT
FOR SEPTEMBER 21, 2019 INCEPTION MEETING OF
FRIENDLY NEIGHBORHOOD HOMEOWNERS ASSOCIATION, INC.

I, the designated voter for the above-described Unit, appoint _____ (if left blank, I appoint President Jack Donaghy) as my duly authorized (select one):

GENERAL PROXY OR DIRECTED PROXY

If I selected "GENERAL PROXY" above, I authorize my Proxy to vote as he/she sees fit for up to, but no more than, three (3) Directors. If I selected "DIRECTED PROXY" above, I authorize my Proxy to vote as follows; provided, however, that if I select more than three (3) candidates below, or if my nominated Proxy is not present at the Meeting, I understand this Proxy Ballot shall be invalid and shall not be counted:

- | | |
|---|--|
| <input type="checkbox"/> JACK DONAGHY | <input type="checkbox"/> ELIZABETH LEMON |
| <input type="checkbox"/> BURT MACKLIN | <input type="checkbox"/> ERNIE FONTAINE |
| <input type="checkbox"/> DOROTHY HENSON | <input type="checkbox"/> EUGENIO SUAREZ |
| <input type="checkbox"/> PAMELA BEASLEY | <input type="checkbox"/> ELLEN RIPLEY |
| <input type="checkbox"/> WRITE-IN(S): _____ | |

I represent that I am a Member of the Friendly Neighborhood Homeowners Association, Inc., in good standing, and that the information below is true and correct.

Name: _____

Signature: _____

Date: _____

Address: _____

Witness: _____

Name: _____