

Three Colonies Homeowners Association

Special Meeting of HOA Board

Meeting Minutes

December 28, 2021

The Board of Directors of Three Colonies Homeowners Association met on Tuesday, December 28th 2021 at 6:30pm at the clubhouse for a special meeting of the Board. Present were Steve Campbell, Richard Hup, Walt Mingle, Isabella Van, Luann Lusardi, Ruth Vandever, Pat Foster, Dee Foster, Treasurer Mitzie Hennessey, and Secretary Christy Horne. Absent: Dan Norman

I. Agenda Topics

- A. Beverly Hall resigned as HOA Board President on December 13, 2021.
- B. Vote to elect new President: Upon motion made by Izzy Van, seconded by Pat Foster, the HOA Board unanimously approved to elect Steve Campbell as President of the HOA Board.
- C. Position is open on the board for Colony II and III covenant enforcement.
- D. Website needs to be updated to include updated monthly dues
- E. Discussion on compliance issue for the exterior window, frames, and door trim colors in Colony I.
- F. Come up with best solution to put Three Colonies Colony I homes in alignment with the aesthetic exterior paint color as per the "60 Day Notice".

II. Action Plan

- A. Board members will walk the neighborhood to get an estimate of how many window frames, screen frames, and doors/frames need to be painted.
- B. Residents who have window frames, screen frames, and doors that are not in compliance will be sent letters to let them know they need to be painted to be in compliance with the covenants.
- C. HOA Board will get cost estimate for painting from Chris Bryant, painter.
- D. -Windows with no storm windows and no screens should be painted the color of the buildings in Colony I.
-Windows with storm windows or screens should be Bronze. Examples of the color Bronze will be displayed in the shadowbox at the clubhouse.
-Any current window frames, screen frames, and doors/door frames that are currently white, beige, or almond should be painted the color of the buildings in Colony I.
-Current French doors that are white, beige, or almond must be painted the color of the buildings in Colony I.
-Any new french doors installed starting January 1, 2022 must be bronze.
- E. As of January 1, 2022 if any residents put in new windows, they must be BRONZE window frames with BRONZE screen frames.
- F. HOA Board will get samples from Lowes and Window World of their shade of BRONZE windows and that sample will be placed in the shadowbox.
- G. Steve Campbell and Izzy Van will update the shadow box at clubhouse to include ALL correct paint colors.

Motion to adjourn meeting made by Pat Foster, seconded by Izzy Van, motion to adjourn meeting was unanimously approved.

Next HOA meeting January 25, 2022 at 6:30pm
