

**Meeting Minutes**  
**Colonial Manor Square HOA Board Meeting**  
**September 17, 2024**

Call to Order

Dave grant called the meeting to order at 7:05pm

Roll Call

President, Dave Grant – Present

Vice President, Anthony Hurr – Present

Treasurer, Aaron Wolf – Present

Trustee, Tim Hendricks – Not present at roll-call but arrived at 7:15

Trustee, Rob Faulconer – Not Present

12 additional homeowners present

Proof of Meeting Notice

Provided by Dave Grant, President

Reading of Minutes

Motion to waive the reading of minutes by Tim Hendricks, seconded by Aaron Wolf

Motion carried by 4-0 vote

Motion to approve the 2022 minutes and supplemental minutes (deferred during last meeting), 2023 meeting minutes and supplements by Tim Hendricks, seconded by Aaron Wolf

Motion carried by 4-0 vote

Reports of Officers

President's Report:

Dave Grant provided an update on the work being done at the Kroger facility to mitigate noise.

Dave Grant provided an update on the circulation of 2 petitions to change our covenants. One to allow temporary pools and another to restrict rental properties in the neighborhood – both will be circulating through the neighborhood.

Treasurer's Report:

Aaron Wolf reviewed the actual versus budget expenses for the year-to- date.

Unfinished Business

None

New Business

Aaron Wolf presented a new enforcement schedule for the covenants implementing a fine schedule.

One homeowner suggested a change to 30 days to account for mailing time and a typo correction.

Aaron motioned to accept the proposal with the recommended changes (attach to these minutes), Anthony Hurr seconded.  
Motion carried by a 4-0 vote.

Aaron Wolf presented a suggestion to change the annual elections to the fall to better align with the start of school and not in the summer.

Aaron Wolf motioned to move the annual elections to September and change the period for new and existing elected board members to run from October 1 for 2 years. Board members elected last year's terms would end September 30, 2025. Tim Hendricks seconded.

Motion carried by a 4-0 vote.

No additional New Business.

### Elections

Dave Grant called for homeowners interested in running for the open Treasurer and Vice President positions.

Aaron Wolf indicated he would run for Treasurer.

Anthony Hurr indicated he would run for Vice President

No other homeowner's indicated a desire to run.

Dave Grant held a voice vote of all homeowner's present to elected the two candidates. The voice vote was unanimous. Aaron Wolf and Anthony Hurr were re-elected for 2 year terms.

### Adjournment

Tim Hendricks motioned to adjourn. Aaron Wolf seconded.

Motion carried by a 4-0 vote.