

TIMBERCREST HOMEOWNERS ASSOCIATION, INC.

Open Board Meeting of the Board of Directors

Monday, November 4th, 2024, 6:00 p.m.

Via Zoom

Attendees:

Board Members:

- Todd Boring
- Andrew Moran
- Melissa Walters

Members in attendance

- Joseph Varner
- Sabrina Loeb
- Ogadinma Obie
- Irvin Hanks
- Latchley's
- Sue Livingston
- Paschal Alexander
- Zeb Poindexter

Called to order: 6:05pm

**Approval of Minutes:**

October 15, 2024 October 24, 2024

In favor: Andrew Moran and Melissa Walters

Opposed: Todd Boring, citing that meeting was not properly called

Motion passes

**Old Business:**

1. Adopt Security Fence Guidelines - struck from the agenda since it was signed in June of 2024

2. HOA Vote Now as means of electronic voting

- a. In Favor: Andrew Moran and Melissa Walters
- b. Opposed: Todd Boring
- c. Motion passes

**New Business:**

1. Hiring of New Attorney for the Association — Katine Nechman McLarin, llc at a cost of a \$5,000 retainer upfront and an hourly rate of \$410/hour.
  1. In favor: Andrew Moran and Melissa Walters
  2. Opposed: Todd Boring on conflict of interest grounds as Moran and Walters are named defendants in a current lawsuit against the Association and Todd Boring.
  3. Motion passes
2. Melissa Walters raised a motion to instruct newly hired Katine Nechman McLarin, LLC to ask the court to dismiss Lang and Associates as the Association Attorney, and also dismiss the lawsuit “Timbercrest vs. Walters & Moran.” Seconded by Andrew Moran.
  1. In favor: Andrew Moran and Melissa Walters
  2. Opposed: Todd Boring, also on conflict of interest grounds
  3. Motion passes
3. 3221 McGregor Way – struck from agenda
4. 2024 Financials - added to the Agenda
  1. As of October 31 balance in the checking account is \$15,251.94
  2. As of October 31 balance of the savings account is \$710.78
  3. Income and Expense Statement as of October 31, 2024 added to the website
  4. Bank transactions added to the website as of October 31, 2024
5. Reimbursements of expenses – added to the agenda. \$410 to Melissa Walters for the consultation with Attorney on behalf of Timbercrest HOA
  1. In favor: Andrew Moran and Melissa Walters
  2. Opposed: Todd Boring
  3. Motion passes, Melissa Walters reimbursed.
6. Reimbursement of expenses – added to the agenda. \$29.21 to Melissa Walters for signage to post throughout the community.
  1. In favor: Andrew Moran and Melissa Walters
  2. Opposed: Todd Boring

**Open Forum:**

Sabrina Loeb and Zeb Poindexter asked questions around the business conducted.  
Questions were answered by Melissa Walters and Andrew Moran

**Announcement:** Nominations for the Board of Directors are now closed. Nominees who submitted their names are Andrew Moran and Melissa Walters. (Note that this relates to the December 5 election called by Andrew Moran and Melissa Walters).

Adjourned: 6:40pm