



BOARD OF DIRECTORS MEETING MINUTES

Monday, 04 November 2019 / Cultivation Hall

In attendance: Charles Waterloo, Marshall Wade, Mona Couey, Betsy Latham, Mike Mockbee, Rob Peeples, John Lange, Brett Williams,

Absent: John Morgan Hughes, Scott Wilson, Rachael Maximo

- Meeting called to order at 6:00PM.
- Marshall Wade gave a finances update. There is \$20,218.29 cash on hand with all costs associated with the new signage paid for.
- Betsy Latham and Rob Peeples presented the proposed operating policy for the Code Committee. It emphasizes fairness, order, and consistency, and stipulates any contact by the Committee with a LOHO property owner must be mapped to a City of Jackson code or ordinance. Since there was some degree of inconsistency prior, the Committee will reengage the small number of "open" cases anew using the new process. **ROB PEEPLES MOTIONED FOR THE BOARD TO ADOPT THE POLICY. MIKE MOCKBEE 2ND. ALL AYE.**
- Rob Peeples updated entrance signage/camera activity. As of meeting date, four signs had been install with the remaining seven scheduled later in the week. Meetings have been accomplished with C-Spire, an electrician, and Audio Central. Next steps in the process, in order, are getting electrical to the poles, then connectivity, then installing the cameras. There will need to be some sort of structure built to mount the electrical meter, breaker box, camera router, and the C-Spire box. Several options were discussed along with estimated costs (\$750-1000 for each location). John Lange suggested mounting the cameras on existing utility poles. All options are being investigated further. Rob will update the Board as soon more information is received from the electrician.
- Rob Peeples stated that since additional costs associated with the camera system installation had been identified, he had delayed ordering the two radar speed signs until

more certainty is known about cash flow. Signs can be here in 3-4 weeks once the order is placed.

- Mike Mockbee updated the Board on the city council meeting regarding the Meadowbrook Office Park rezoning (it passed).
- Rob Peebles opened a PO box at the UPS store in Maywood Mart. The official mailing address of the HOA is:

Leftover Homeowners Association
1220 E Northside Dr., Ste. 170 #169
Jackson MS 39211

- Rob Peebles stated he would be unable to serve effectively as any sort of project manager for the cameras system installation given all the moving parts and sheer time that would be required. He proposed engaging a third party to do that, someone with more familiarity with what is required. He will contact several people and get more information before making a formal motion to the Board. There was initial consensus this was a good way to go.
- The Board discussed the upcoming neighborhood meeting in January (second Thursday per the bylaws, in this case the 9th). Only two regular meetings of the Board remain beforehand.
 - Location. Several locations were offered and the list will be vetted. These included Northminster and Phi Theta Kappa as well as others.
 - Directors. The bylaws direct a nominating committee 60 days out to recruit prospective directors. Rob Peebles and Brett Williams will start this off with a neighborhood email and use the District gathering on the 19th to highlight.
 - Agenda. The agenda will cover the key points and try to avoid getting into the weeds.
 - Commander Freeman
 - Lefleur East
 - Finances
 - Accomplishments
 - Board meetings, Lefleur East grant, JXNUNITED
 - Committees formed and basic functions/stats (but no separate brief for each one): Volunteer, Code, Welcome, Security
 - Repaving (Roxbury, Robert, TBD)
 - Website
 - Entrance signage
 - Security cameras
 - Future/ongoing initiatives
 - Proposed changes to the bylaws (so far)

- Remove entire section regarding protective covenants and replace with reference to Code Committee, City of Jackson codes and ordinances. (rationale: it's a cleaner way to address)
 - Change collection of annual assessment to 12 months from last invoice from a set month in the year. (rationale: residents move in/move at all times of the year)
- Four new directors
- Q&A, open floor
- The Board discussed fundraising.
 - There was consensus to look into establishing as a 501(c)3 for purposes of soliciting donations and being able to grant acknowledgement letters for tax purposes. Rob Peeples will contact John Graham or Anthony Sherman for guidance on initial steps.
 - Rob Peeples presented the concept of establishing what would be the equivalent of a museum guild in terms of function: fundraising, promoting membership, managing volunteers. There was consensus a certain former director would be perfect to head that up if agreeable.
- Next meeting Monday, 02 December (location TBD).
- **CHARLES WATERLOO MOTIONED TO ADJOURN AT 7:00PM. ROB PEEPLES 2ND. ALL AYE.**