


Nantucket Preservation Association, Inc. (HOA)
Board of Directors Meeting
Location: by ZOOM
5:30 P.M. Tuesday 09 June 2020
MEETING MINUTES

1. **Quorum Call:** 5:35 PM, Board members present: Pres. Ward Wells, VP Howard Williams, Secr. Bernie Bernard, Asst-Secr. Kevin Griffin, ~~Treas. Travis Tatum~~. *Quorum was met.*
Visitors: BHH HOA Mgrs. Briley Blackshear & Suzan Reed, ACC chair Paul Wolfe.
2. **Prior Board meeting minutes:** Minutes of 12 May 2020 were approved unanimously.
3. **HOA Mgmt report:** Suzan gave a summary of their mgmt responsibilities, with Briley adding input.
4. **HOA Committee reports (*Board Liaison*):**
 - a. Maintenance & Landscaping (Kevin) & Capital Improvements (Howard): Kevin summarized our need to review and approve incoming invoices for landscape and maintenance work. We will fine-tune a process with BHH for staying in accounting control in this area, with Kevin as the approver.
 - b. Architectural Control (Ward): Ward and Paul outlined the management issues with our ACC processes, and the need to formalize more tools for enforcement of our covenants. After discussing our historic lack of consistency and closure on enforcement, we asked Briley to take the lead for methodical follow-up after our initial notice of covenant violations, so we try to get cure on each. Suzan summarized their experience (with 64 HOAs under mgmt) and plans to improve our execution, along with their system for robust documentation of such. Suzan suggested that we look into overhauling (modernizing) our Deed Restrictions. We decided to consider this after we learn from the BHH mgmt system, and will perhaps propose a new draft set of covenants at our next Annual Meeting. **Ward** will ride thru the neighborhood with **Suzan** and **Briley** to help them gain an understanding of our layout, Commons, and focus points for issues. Ward encouraged them to speak their mind and to freely question/challenge our methods and processes when these don't make sense to them or don't line up with what the other HOAs are doing.
 - c. Traffic (Ward): no report.
 - d. Lake & Park (Bernie): no report.
 - e. Financial (Travis): We have **\$132,323** cash as of the end of May 2020.
 - f. Web Site (Bernie): no report.
 - g. Feral Hogs (Howard): no report
 - h. Directory (Bernie): no report.
5. **Other business:** none
6. **Next Board meeting:** 07 July at 5:30 PM by ZOOM.
7. **Adjournment** 6:40 PM


Bernie B. Bernard, Secretary