

NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION
QUARTERLY BOARD MEETING

MINUTES

October 16th @ 4:00PM via Teams

Attendees: Tom Rubey, Brent Bradbury, Brian Hasson, Laurie Hill, Jeremy Cram, Greg Munster and Nick Eley. Jen Grooms (NAIOE)

Call to Order: 4.04 PM

1. Prior Meeting Minutes (8/21/2025), Motion to Approve as written. BB, Seconded LH, AIF
2. August Financials, Board reviewed
 - a. Over budget in collected late fees. Of note, under budget in maintenance, but over YTD in irrigation and legal.
 - b. Excess funds from CDARS account moved into operating
 - c. Motion to approve, NE, Seconded BB. 6-1
3. Operations
 - a. Maintenance- miscellaneous signage repair, NAIOE to provide list of which have been completed and which are still pending. This will also include which have been stained rather than painted. Entry to first pond on High Grove to be addressed specifically.
 - b. Harlem and Greensward bridge-waiting on lumber, projected completion this Fall
 - c. Delinquency - \$39,565.30, 4 accounts in foreclosure account for \$22,139.98
 - d. Legal and Violation matters discussed
 - e. Reserve Study – this is being revised to include irrigation as the repairs are starting to increase and replacement of said systems needs to be included in future budgets
4. ARC/ Violations Report
 - i. Pool fencing violations – these will be turned into the City for correction
5. Open discussion
 - a. Mowing around fences – this was scheduled to preserve the longevity of the fence.
 - b. Staggered board term amendment – this will be implemented ahead of the 2025 Annual Meeting, attorney to send final draft with correction to date and entity
 - c. Annual Meeting date – December 10th, 6pm. Conference Room – 8000 Walton Parkway

d. Request for breakdown of ARC Income and Expenses for budget purposes requested

6. Next Meeting: December 10th 6pm Annual Meeting

Meeting adjourned at 5.09PM. TR, BB, AIF

Respectfully submitted Jennifer M. Grooms