

HOA Meeting  
April 16, 2024 6:30

Board members in attendance: James Dayvolt, George Frank, Robert Smith and Jennifer Braden

Meeting was called to order at 6:31pm

Let the record state that a correction to March 1<sup>st</sup> meeting minutes needs to be made. The correct checking account balance as of March 1<sup>st</sup> was \$49,976 It was previously stated that the amount was \$39,976. *\*\*would like to add that in our meeting, Robert said \$49,976 but when Jennifer typed up the minutes, it was with a typo saying \$39,976\*\**

Jennifer read the meeting minutes from the April 9<sup>th</sup> meeting, and they were approved.

Current checking account balance: \$68,650.48 and the segregated account balance is still at \$13,091.62.

10 homes still currently owe dues.

3 out of the 12 fines that have been issued have been paid.

The empty lot at 175 Brookhaven that is still owned by Blakenship needs to be maintained until sold.

The discussion of a payment plan for **REDACTED** was discussed. A unanimous decision was made to allow for 3 payments of \$117 beginning May 31. If payment plan is not followed, all late fees and interest will be backdated to their account as of April 15<sup>th</sup>. Jennifer will send the email.

The final discussion regarding the retention ponds was had. The newest bid that James said he would get at the previous meeting was never submitted by Jabar. Brothers did not respond to a final request so it was decided that the board would use Griffin Landscaping to handle the mulching. The board felt this was the only choice for now as we are getting into the timeframe when work needs to begin on the retention ponds.

The pool locks will be changed by Carrollton Safe & Lock for \$250. The date is TBA. George also requested extra keys for the storage shed be made so all board members have access.

A discussion was made regarding the No Trespassing sign at REDACTED. Do the covenants allow us to access this area regardless of signage? It was discussed if we should reach out to the attorney to weigh our options or just have James speak with the homeowner. It was decided that James would first start with the homeowner prior to reaching out to the attorney. George will get with Nick regarding the equipment he will need to access that retention pond and when he can begin the work and that information will be passed on to REDACTED.

James asked when the next bulk pickup by the city would be. Robert responded April 25<sup>th</sup> and that they will pick up the toilets. It was decided that Robert and James would begin work on the bathrooms prior to this date so that all items that need picked up would be done so by April 25<sup>th</sup>.

The board decided to have Jennifer order the mailbox wrap to improve the look of the HOA mailbox.

Pool key pickup dates will be  
April 27 10:00-12:00 at the pool. George and Jennifer  
May 4 10:00-12:00 at the pool. James and Robert  
May 11 3:00-5:00 at the pool. James and Jennifer

Another HOA meeting open to the neighborhood was scheduled for April 30<sup>th</sup> at 6:30. George asked what there would be to talk about. A few things would be the standards for yards that the HOA expects and will start enforcing as of May 1. Making sure the pool is still set to open by the 18<sup>th</sup> and give an update on the repairs to the pool bathrooms.

A unanimous decision was made to go with Auto Owners for insurance, as that needs renewed by April 30<sup>th</sup>.

George requested that the budget be sent out prior to the next meeting.

The backflow at the pool needs to be done prior to opening. Alexander put it in and is an option to run the test. George suggested Rex Campbell perform the backflow test. Robert suggested we use Alexander since he's familiar with our pool and Rex has a reputation for not actually performing the tests. He's been known to just drive to a location and then say he did the test. It was decided that we use Alexander.

The issue of rental properties came up and that there still is not a cap on the number of rental properties we can have in our neighborhood. George stated he has proxies that can be used that will make for quorum and will allow us to change the Covenants and add a cap. This will be added to a future meeting agenda.

It was stated that the pool key notice specify that homes must be in good standing with dues and fines to receive a key.

Julie Dayvolt will update the website so something a little more appealing and then Jennifer will maintain it with updates regarding announcements, policies, meeting minutes etc.

The discussion to keep the website came up again. Previously it was decided to cancel it. Jennifer stated that she downloaded the app and realized that it gets used more often than what the board thought. James requested a vote. It was decided 3 to 1 to keep it for now.

Meeting was adjourned at 8:12pm

Meeting Minutes approved: Madin Date: ~~4/16/24~~  
4/20/24 (B)