

HOA meeting on September 28, 2023 @ 6:30pm via conference call

In attendance, Jennifer, Kyle, Alaina, Robyn, Ron and Steve

Alaina read previous meeting notes. Motion passed to approve.

Account balance ***** (information provided upon request, board approves of amounts)

Dues update: 28 residents Zelle, one resident to attorney, has been contact, but no resolution. Resident is aware of extra fees. Jennifer will contact Windy to see if payment has been received. We will reach out to attorney to get a copy of the letter to find wording and about additional fees and another letter.

Another resident we found out invoice was sent to old owner. Have to go by new timeline for them. Currently attempting to collect those dues.

Another resident is in payment plan.

Roads will be repaved next summer, 2024. Alaina and Jennifer worked hard getting us moved up on the timeline to get this done. We will attempt to find out who has the contract to do the work and see if they will be able to pave our sidewalks at the same time.

Flags at the front were properly removed.

There was a water leak that Alaina caught early and got the water cut off quickly. Repair made to sprinkler system.

Monitoring water usage, it was caught that we were watering too much. Got that adjusted. There was a walker that changed our watering schedule multiple times. We have zip tied the box and will be replacing it in the fall.

Multiple houses received violation letters, all but one has complied. Jennifer contacted the attorney, we will have to allow the tenants to set up a hearing with the board before we can start fining them.

While one neighbor was fixing a violation they discovered one for a neighbor but it was determined that was an issue before they purchased the house and was not in violation and we cannot get involved with it at this time.

Kyle has trimmed trees hanging over walking paths in June. Multiple homes had property maintenance issues including more trimming needed so those homes were sent letters in September.

We had a palmetto infestation in the sewer lines, Union County Public Works denied flushing of the system.

New renters in one of the rental homes. Background checks were completed.

Front sign was ordered and replaced.

Multiple approvals for fences and remodels.

4 homes sold but we only received 1 of the transaction fees. One of the fees was sent with the annual dues and was documented as an overpayment and returned. 2 others never requested verification of hoa information and never paid fees which caused the confusion earlier of sending the invoice to the

wrong people. We will work with Windy on getting that information clarified and what can be done when we aren't contacted.

Since we have assisted with the treasury work, we will work to make sure accounting fees remain.

There was one rental property that continuously overpaid on dues. We were able to get in touch with them and refunded them their overpayment. They updated their records with when to pay.

Landscaper will bushwack around the creek, probably in November

They have sprayed for weeds around the walking paths but it kills everything. People that take care of their yard it is making it look bad as it kills their grass. Wanted to not spray around the yards where people take care of their yard but that will not solve the problem. Might ask that only the path is sprayed and maybe the very edge of the path but do not extend out. Will revisit in spring.

Flock camera – should be coming down soon.

Neighbor sent email today about suspicious vehicle. We cannot do anything about it. Will have to file police report to get information off of it.

We previously talked about putting a fake camera up. Will not take action on that at this time. We previously had a neighborhood watch sign, Robyn has it, will look into getting that mounted.

Donation was never made to fire house. We will make \$50 donation to Monroe firehouse where we had meeting and \$50 to Bakers Volunteer FH.

No official neighborhood yard sale for the fall.

Meeting over 7:23