

May 15h @ 6:07pm

Jennifer, Kyle, Alaina, Steve, Chris, Roger

Previous meeting notes read by Jennifer and approved

Board Updates:

2 new people joined the board

Jennifer will continue to be the president. Kyle will remain VP for 1 year. Kyle would like to end his tenure as soon as someone is willing to take on his role. A role he's volunteered to do since 2017. Alaina remains as Secretary. Chris will be treasurer and Jennifer will train him in his new role. Steve, Roger, and Ron will be advisors.

Banking: \$\$\$\$\$

Bank balance provided, please inquire if you would like the details. We don't publish that info on a public website.

Light Fixture News:

We have a very BRIGHT light fixture on Paperbark. Jennifer contacted Union County Power Coop and learned that the new lights UCPC purchased replacement lights. The light UCPC purchased are a One Size Fits All. We were told that they may purchase other fixtures that aren't as bright, but we will get what they install. The current fixtures that we have are no longer available and obsolete.

Yard Sale and Easter Egg Hunt:

The yard sale and the Easter egg hunt happened. Jennifer posted notes with the initial yard sale date, but then forgot to post. She changed the date to the following week, but then changed the date back to the original date because we learned that our neighbors actually read our notes and pay attention.

Walking Paths:

Our new Board Advisor Roger will call asphalt companies to get quotes to repair at least 4 areas of the paths, fill cracks and reseal. 2017 was the last time the paths were maintained. The Reserve account will be used to pay for this.

HOA Management Company Options:

Jennifer talked to a management company about taking over and it will increase dues by \$65 per house a year. We discussed what all they would take over and talked about the pros and cons. Not doing it at this time but something to continue if we can't get volunteers.

2024 Annual Dues:

25 owners pay their dues via Zelle. 20 houses remain unpaid.

Jennifer suggested sending an email to those unpaid, we all agreed no as that's too much babysitting. If you haven't paid, late fee will be assessed June 1st. We had a sign up reminding

people of the dues and Jennifer changed it to remind owners that it is late. However the fee is not applied until June 1st.

Rental:

4827 mossy cup is a rental. The renters are moving out, owners have been notified of re-renting requirements.

The house owned by Stallings church house is vacant, Jennifer notified of re-renting requirements.

New renter moved into 2510 paperbark. Mgmt company provided require re-renting information. They also cut back the trees that grew over into 2512's yard.

Landscaping:

The Sprinklers were turned on May 2nd

Lock box is still zip tied. Kyle will find out about getting lock replaced.

Verified there is no leak in sprinkler system. We reviewed the numbers for how much water should be used so we know what to look for on the water bill. Sprinklers will run Mons and Fris for a total of 1 hr. It will be adjusted as the weather changes.

Violations:

2 residents changed the colors of their roofs without notifying the Board. Change of color is against cc&r. A previous Board administration denied a color change for a resident. Jennifer and Kyle discussed this with the attorney to ensure everyone is treated equally. The residents were given fines agreed upon between Jennifer, Kyle and the lawyer.

2 violations have been sent for utility trailers parked in their driveways.

1 neighbor challenged. Jennifer consulted with the attorney to ensure we apply the cc&r's properly and based on precedent set by previous administrations going back to 2005. The resident was provided information on previous utility trailer violations. Will be discussing with neighbor to resolve.

New Business:

We received an inquiry on a semi in ground pool. We discussed what the difference is and looked at photos. We need to do more research and consult the attorney.

Due to miscommunication last year on a payment plan, we will draw up a standard payment plan letter and have it approved with the attorney. We agreed if payment plan created prior to late fees assessed, no late fee or interest will be charged. If we are not contacted until after dues are late, the late fee will still be assessed, and interest will be applied based on the cc&r's.

Time to update cc&r with all of the updated information we follow. We would have to have 75% of owners approve.

Meeting adjourned at 7:00.

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