

Meeting on 3/9/2023

Jennifer

Kyle

Alaina

Pam

Robyn

6:29

Previous notes read and accepted

Clearing up old notes information:

No vote on tree removal. It has been resolved and accepted.

Information was sent to 2 additional landscaping companies for a bid. Quotes were received for landscaping and we have decided to remain with our current company.

Total combined account balances: 55370.11

New news

1st choice for annual meeting is April 20th @ 6:30pm

Jennifer will submit to reserve room at town hall and once approved we will send information to the neighborhood.

We will change layout and information of invoices for annual dues to correct contact information and include important information of fees, all agreed.

Late fee will remain at \$25. Dues have to be 30 days late before we can charge.

Since the dues amount is dependent on the votes at the annual meeting, we cannot send the bills out until after which means we have to push the due date back to June for this year only. We have to provide time for residents to be informed of the new amount and time to pay.

You will be considered late after June 30th. Starting July 31st a \$25 late fee will be assessed (will not be waived unless home owner makes a prior arrangement). A new bill will be sent with the late fee reminding to pay the dues. If payment is not received by August 31st, it will be sent to the lawyers office.

We will accept payments via Zelle for those that want to pay electronically. There will be a 1% convenience fee the home owner will be required to add to their payment. Will request that they put their address on the memo line of the payment.

Payments are deposited directly into our account and will be dated with when it was received.

Landscaping is 11400 for the year, does not include pine straw and flowers.

Will need to email Windy to get what we normally pay for flowers and straw and that will need to be an additional increase in the dues to cover. It is estimated to be at \$3000 which would be an additional \$26/per house.

We had a lot of extra expenses this year for landscaping that was not included in the budget. We should add a \$2000 buffer to include additional requests throughout the year.

New landscaping budget will be \$13500 without pinestraw/flowers, 16500 with. With all the extra costs, the pinestraw/flowers will be cut unless we approve an additional increase to cover the extra \$3k.

Flock camera:

We will need to discuss this a lot. The way the camera was presented to us is not how it has shown to be. We were told it takes a camera shot of every movement in front of the camera. It has not taken shots of people and the outgoing vehicle shot has been very poor. At night time, the only thing that is readable is the license plate. It has a hard time picking up details of the vehicle.

It was able to get the license plate of the vehicle that did the damage to the front of the neighborhood. A neighbor informed us they saw the vehicle pull into the neighborhood when it happened so between that and the time of when the electricity cut off assisted in determining which vehicle it was that did the damage. The two years of the flock dues would have paid for the damage caused by the accident.

There was also someone arrested in our neighborhood that had a warrant that was flagged to the police. They did not live here and did not commit a crime here, but it assisted the police in getting them out of our neighborhood.

In order to keep the camera, we would have to raise the dues another \$22/house. Will discuss and vote at annual meeting.

Our accounting dues will increase \$15/month.

Dues will increase the allotted 5% of \$11.60. The vote for the camera and landscaping will be on top of this.

Work request was submitted to repair stop sign and speed limit sign. The stop sign was fixed but they took speed limit sign as that was something our neighborhood put up, it was not from the state.

Pot hole request has been submitted multiple times. Will request additional neighbors to submit.

Home sales

Rentals are full. Any home sales must be owner occupied. We attempt to contact the realtors when we find a house for sale to make sure they are aware. Also when the lawyer contacts the hoa for the cc&r's and to make sure the dues are up to date, we inform them of this as well.

For the current rentals, we continue to request all tenants 18 and older have a background check.

Board: Starting the next board, individuals will take on more active rolls. We will assist Windy more. Also the president has been doing a lot but has been keeping everyone involved. Each person will have defined roles.

We will have one position that will need to be filled and we can accept others for advisor roles. Will look into specifics of that.

We reviewed the format of the annual meeting and made sure we had all topics covered. More information on this topic will discussed later and at the meeting.

We will work on letting everyone know about the annual meeting and get that information out asap.

We will have another meeting on April 6th to finalize the annual meeting information.

Meeting completed at 8:17pm.