

April 22, 2023, Quarterly Board Meeting Minutes

Attendees: Board members: Brian Hanson, John Thompson, Gary Roberson, Jeff Garner

HOA members: Chelsea Humphrey, Leslie and Chuck Falls, Andy and Heather Osterkamp, Wayne and Sharon Pastirik, Tracie and Michael Vannurden, Trish Brown, Jerry Tannery, John Rigsby, Olga Hanson, Denene Blackwood, Doug and Amy Wise

Agenda Items

- Yard Maintenance
- Outstanding Dues
- Construction Projects
- Amendment 4 vote
- Open Items for Discussion

Yard Maintenance

A review of the minutes of the February 4 Board minutes started the discussion. With respect to yard maintenance the question was asked why the common areas have not yet been mowed. Gary Roberson reported that this was to start this week. (Note: River Brothers began mowing Saturday afternoon, April 22.) It was commented that 16 inches grass height is too tall for yards. In the discussion it was noted that to change the covenants to reflect a shorter height would require lawyer fees and another vote. The current vote for amendment 4 is still open. (see below)

The grass in the central common area was noted to be particularly long. The common area supports the septic drainage fields for several lots on Mayflower Dr. The association is responsible for mowing the common are, however if septic drainage field for a particular lot is in need of repair this is the responsibility of the homeowner linked to that field. Jeff Garner offered to determine which sections/ plots of the drainage fields belong to which homeowners/lot owners on Mayflower. (Note: Doug Wise has a copy of the plat drawing that assigns drainage fields to specific lots.)

The discussion of yard maintenance led to a discussion of 207 Mayflower Drive. Complaints were registered by several attendees regarding junk, noise, burning, and frequent late night traffic to the address. Future assessment of the state of junk in the yard will be made by a subcommittee of the HOA board.

A violation letter will be sent out to Lot 51 with the following items to be addressed.

- Burning Trash
- Junk in yard
- Late night noise

The HOA board will meet separately to discuss an appropriate fine schedule for continued non-compliance with HOA covenants.

Outstanding Dues.

At the Feb 4 HOA board meeting it was noted that seven lot owners had not yet paid 2022 dues. Gary Roberson reported that all accounts are now paid in full for 2022. Gary further reported that we will have a shortfall in the general account during the summer months. Currently we have \$10,340 in the HOA checking account and our large expenses occur in the summer:

Mowing of common areas : \$1,260/month for grass cutting.

Roundabout (Settlement Lane) and Front Entrance maintenance:

\$150/month during the winter

\$300/month during the summer

Any shortfall for 2023 will be covered by a short-term transfer of funds from the contingency fund to carry us through the year. The contingency fund will be made whole with the influx of dues for 2023. To prevent shortfalls in the future a modest increase in dues is anticipated for the 2023 calendar year. Invoices for dues will go out in the fall.

Construction Projects

There are several construction projects underway in the neighborhood. Members were reminded that approval of construction plans is required prior to beginning a project. Jeff Garner is the contact person on the board for construction projects. Both home and outbuilding plans need to be submitted prior to construction. With respect outbuildings the following reflects the current HOA covenants.

- Outbuildings should match the siding of the house: siding, windows, and roof-general appearance to match the house.
- If the outbuilding matches the siding, windows, roof of the house, then the outbuilding does not need to be formal approval by the board.
- If the outbuilding does NOT match the siding, windows, roof of the house, then approval requires a specific action from the board.
- T111 is not authorized by the covenant on outbuildings or houses. Outbuildings with T111 siding should be covered with a siding that matches the house on the lot.

Several construction projects have well exceeded the Covenant guideline of nine months to close a house in. One project appears to be completely stalled. Letters will go out to owners of current construction projects to determine the homeowner's plans to bring their projects to completion in a timely fashion. It is felt that it is in the interest of all parties, HOA members and home owners that construction projects are completed as quickly as possible.

Voting on Amendment 4 Status

26 votes in favor and 2 votes were opposed have been recorded.

We need 41 votes to change the covenants.

30 homeowners have not yet returned their votes.

Next Steps

A letter will be sent out to those homeowners who have not voted.

Discussion of outside HOA management

It was brought up during the quarterly meeting to possibly look at Chalk and Gibbs as a HOA Manager as a supplement to our internal HOA Board. Chalk and Gibbs provides a package to HOAs to simplify management issues. This would remove some of the burden on HOA board members. Chalk and Gibbs provide portals for the homeowners to log issues/complaints, supply newsletters, etc.

This cost for doing business with an outside HOA management group would need to be looked into as our Homeowners dues would definitely increase. The board will explore the cost of this service.

Open Discussion

It was suggested by Jeff Garner to develop a form/template which can be reused regarding violations: example, Noise, Yard Maintenance, Construction Status, Outbuildings, etc.

Future Fun Activities

A Fish Fry will be held at the Wise's—**date to be announced via email.**

Possibly a Progressive Party—**suggestion was over the 4th of July**

It's a great way to entertain a group of friends or neighbors without shouldering the whole responsibility (or cost)