

Sutherland Farms Homeowners Association Annual Meeting 1/13/2024

*Meeting called to order by President Brandon York

*Officers and board members in attendance: President: Brandon York, Vice President: Gerry Otto, Treasurer: Geri Connally, Secretary: Vacant, Board member: Ken Kienzler

- Attendance: Two homeowners.

Financial Budget:

*The 2023 finances were reviewed, and income and expenses were discussed in detail. This document is available to review on the website under the documents tab.

*Savings Account: The regular money market savings account was transferred to another Money Market with a higher interest rate of 4% in April 2023. The new account earned \$227 in 2023. There are monthly bank charges that apply to this account if the balance falls below a certain threshold. This information does not appear to be in the file or visible online. Geri has left several messages with the local branch to obtain information in reference to the balance needed to avoid bank charges.

*Late Fees: Our bylaws state that we can charge late fees on past due assessment fees. This was implemented for the first time in 2023 and the neighborhood collected about \$70 in late fees from past due residents.

*Over budget on Landscape Maintenance because of removal of 8 dead or storm damaged trees in common areas. Tree removal cost by HOA was \$6,255.00 by a Licensed and insured Company.

*Mowing was done from March-mid November in 2023.

*Sprinkler System cost is for opening and closing on Morning Dove and Wisteria entrances. Performed by Les Goodman landscaping company.

*QuickBooks payment fees are incurred if we send payment links from QuickBooks online to a past due resident. This feature is sometimes used when there have been several attempts to collect the annual assessment fee with no result from email, mail, phone, or text.

Proposed Budget:

*To lower expenses, we plan to contact the Warren County Water District and request that the water be turned off at both entrances from November 1st - June 1st. We will call them on 01/16/24 to make these arrangements. This will eliminate the flat fee of \$42.01 per entrance for the months they are turned off. There is a \$25 fee per entrance to turn the water back on. Motion made to accept Gerry Otto, 2nd Ken Kienzler

* Legal Fees: We have always budgeted a small amount for legal fees, as we have used their services a couple of times to send collection letters to a past due resident. The HOA has covered this expense the few times it has been used. The bylaws state that this expense can be passed on to the delinquent homeowner. A motion was made to have the homeowner that has defaulted on paying HOA Fee to incur the cost of the letter prepared by the Attorney. Motion by Ken Kienzler. Seconded by James Dahl.

Discussion:

*Your HOA Fees are used to maintain the entrances, retention areas, common areas, and the sprinkler systems. Not personal property upkeep. Areas maintained by the HOA are the entrances at Morning Dove Drive and Wisteria Way. The retention areas, the common area at Cross Hall Loop, and the islands on Daisy Field and Roseberry Circle are also maintained.

*Lawn Doctor usually does three treatments on the entrances, Cross Hall Loop, and the islands on Daisy Field and Roseberry Circle. They do one herbicide treatment per year around the perimeter of the neighborhood and all the retention areas to keep weeds under control.

*HOA Fees not paid. Some subdivisions don't take the curtesy to notify delinquent homeowners. Many subdivisions send delinquent HOA fees automatically to Collections.

*Rental property still in subdivision. It is estimated that we have two rental homes.

- *Cars broken into. The sheriff suggested homeowners with Ring or Nest widen their home coverage to the street and next-door neighbors.
- *Golf carts. Just want the children to be careful at stop signs and know which side to drive on.
- *Game Cameras on entrances were talked about. Not practical due to having to notify residents of cameras due to privacy reasons, memory on cameras would get filled up easily because they're continually taking pictures and they might be easily stolen. Overall, not a good idea.
- *Any Homeowner interested in volunteering please contact us through email or through the email on website.
- *Due to few volunteers to maintain our neighborhood, we have previously discussed the possibility of hiring a property management company to oversee the neighborhood. This would increase the dues considerably for all homeowners. We have had the same residents volunteer year after year with no involvement from most of our residents.
- *In need of a Secretary. Geri would love someone to handle emails and to coordinate landscape maintenance to lighten her responsibilities.
- *Any Deed Restriction infractions observed by homeowners, please take a picture and send it to an officer, board member or the neighborhood email address, so the issue can be addressed.

- ***Social Committee** will continue to be held by Megally Martin.
- ***2024 Board Members:** Charles Emberton, Richard Daugherty, Josh Turner, Megally Martin, Ken Kienzler.
Alternates Jerry Ferguson and Jim Dahl
- ***2024 Officers:** Brandon York as President, Gerry Otto as Vice President and Geri Connally as Secretary and Treasurer.