

Madison Chase BOD Meeting (Virtual)

May 16, 2024

700pm -830pm

❖ Recap of last meeting minutes

- Updates on contracts
- Review if we are playing multiple times on utilizes in one month
- Pest Control update
 - Talked to attorney – he agreed to represent us and have a meeting to answer a questions upfront including delinquency accounts, Evernest contract, etc
 - Landlock is ready to whenever we are; National needs 60days notice
- Reviewing Evernest contract
 - Will we keep them?
 - We will keep for the next 6 months
 - Will be setting up interviews for October/November for new property management.
 - Are there any other (lesser) management plans we can use with them?
 - Are we ready to sign and push the budget?
 - Do we have a list and annual payments of all contracts the community has/is using?
 - Julie spoke with Jada to negotiate price for keeping them until the end of the year with a lower price rage
 - Evernest was bought out by larger company; they want a meeting to sit down to see how it may effect us
 - Limited contract that only collects payment or the full service contract where they do as much or as little as we request with 3%increase yearly (what was proposed originally) no automatic renewal clause.
 - If we sign the contract with the changes, it will include everything we asked for.
 - ♦ **BOD decided to move forward with contract with agreed upon changes**
- Tree cutting estimate – SMITH
 - Will be here at 9am 5/17/24 if anyone wants to do the walkaround with Roy.
 - They are fully licensed and certified
 - Will do walk around to see the overgrown Myrtles and the trees with the markings on them.
 - See where to Cut back the overgrown trees
 - Free consultation, he will make recommendations etc.
 - Possibly set tree cutting up in stages
 - Inquire about overgrown tree and shrubs in front of unit 2

❖ New Business

- Parking
 - Are we going to enforce how long a visitor can stay?
 - Bylaws states 3 consecutive calendar days in the same visitors spot.
 - Visitors can come and go but after 3 days visitor should move to the street. – will revisit
 - If a visitor comes and goes but happens to keep getting the same spot, will we enforce they have to choose a new spot to show they are coming and going or will we only enforce if the vehicle does not move at all longer than 3 day?

- Do we want to look into getting visitor passes/stickers, with MC unit number on it and designated 1 per unit? (This way we know which visitor belongs to who)
 - Someone can look into stickers and have it to present at the next BOD meeting
 - Decision should be made this month to then present to Jada to push out to the community. have rules and regulations added to agenda for community meeting
 - This will also increase community to register their vehicles and residents can register their visitors to have a pass and prevent towing.
 - ◆ Once they email visitors info to Jada, she will email back visitors pass for them or we can give each unit 2 unit passes and 1 visitors pass for each unit.
- ◆
- Can we look into getting the system Big Daddy Tow mentioned where there is a camera device at the entrance and when you have visitor they must register their license plate?
 - Guardian does not have this; this was only Big Daddy
- Or do we just register the frequent visitor as the 3rd vehicle to that unit?
 - Must clearly define frequent visitor
 - ◆ As of June 1 we will send out notice to have residents submit their vehicle information to Everest to avoid possible tow
 - ◆ We as BOD need to agree on what the rules and what we want and will be and sent it to the attorney to see how we can push forward – tabled to next meeting
- Lighting and painting
 - Talked to Jose; sent an estimate for painting numbers on side of the curb and glass/bulbs on lighting
 - Estimate \$4870.70 for house numbers, removing visitors parking that on the curbs and in front of 4, adding the arrows and repainting the speed bumps
- Noise Complaints
 - Quiet hours outlined by City of Hampton: 10p – 7a
 - Hampton PD only came out once and never again to any of the calls I've made after 1am.
 - One dispatcher said because it is a private residential they don't respond to noise complaints unless
 - Another stated they (HPD) cannot issue a fine until the 3rd complaint within a 24hr period. (not sure how one would reach this goal, as HPD doesn't even come on the 1st complaint)
 - Similar issues like this have surfaced back in 2023.
 - Former resident of 73 made complaints back to back, didn't get anything resolved; she reached out to the board... Board in 2021 they only sent a letter before management changed. Homeowner moved before former board was able to reach a conclusion on how to handle matters outside of a letter.
 - Will reach out to attorney to see how we can enforce respectful quiet hours
 - Will add to Facebook and community website as reminders
- Establish repercussions past a letter
 - How many letters do we sent a unit before we move to a fine?
 - Will there be an in between action from letter to fine?

- Need to establish fine amounts per offense (trash, dogs off leash, noise complaints, violations of bylaws, driving in wrong direction etc)
 - Inquired with attorney how to set up serious infractions overall in the community to set standards of the community
 - Need to decide as a board what the parameters will be for the community and then bring it to the community at the quarterly meeting for bring them abreast to the updates and allow the community to voice their concerns, opinions and add to the vote with he board.
 - Need to report each time dogs are running lose to Hampton Animal Control and file reports with the city for the residents – and let them know which unit they belong too
 - ◆ Will post to Facebook and website about Hampton City leash law
 - Fines will be tabled for another meeting when we meet with the attorney
- Unit Maintenance
 - 4 units in the cue for landscaping requests (51, 45, unknown, 8)
 - 3 units in the cue for maintenance requests (83, 45, 60)
 - Will go through past emails to pull out all requests made to previous BOD and email to team.
 - Unit with installation exposed, should be addressed immediately,
- Landscaping
 - How are things going?
 - Are we satisfied with current work and services?
 - When will they move to trimming the shrubs and branch removal/pruning?
 - On a maintenance contract, they get trimmed once a month and during pruning season, they are pruned once a week.
 - Correspondence was sent out inquiring when they will start on shrubs.
- Website
 - Is up and running
 - Will be adding the bylaws to websites
 - Facebook and newsletters are also up and going
 - Website will cost \$120ish annually to keep it up and running
 - Julie made the donation for this year, will need to add to budget line for next year
 -
- ❖ Upcoming community quarterly meeting
 - June 6 at 7pm
 - Has Poquoson library been secured for the big meeting room?
 - Will call tomorrow to book
- ❖ Next BOD meeting
 - June 20 6pm Zoom
 - Will create agenda for community and send to team via onedrive to review before sending to Jada to disburse.
- ❖ Adjourned @ 836p