

Pillars Landing Homeowners' Association, Inc.
Homeowner's Meeting
October 26, 2018

Call to Order

The meeting of the Pillars Landing Homeowners Association was called to order at 7:00 pm.

Quorum

A quorum was present in person.

Proof of notice

Proof of notice was presented.

Approve prior meeting minutes

Prior meeting minutes were read and approved. A motion was raised and approved to provide prior meeting minutes before each scheduled homeowner's meeting.

Association Business

1) Manager's Report

- (a) Irrigation: Repairs to Zone 6 effort is completed (redesign/reallocate of popups and replaced 1 rotor)
- (b) Landscaping: BOD will contact Tony to ensure he is performing agreed irrigation checks.
- (c) Front entrance: BOD announced landscaping and structural improvements are now targeted for 2019.
- (d) Signage: BOD and meeting attendees approved a "Private Community" sign for the neighborhood entrance. Estimated cost: \$100

2) New Business

- (a) Budget 2018 – YTD Review – A current P&L, Balance sheet, and Budget versus YTD spend was presented by Kris Parmer. Highlight: At the current rate of spend, we will be over budget by \$130. This is primarily due to an increase in landscaping costs.
- (b) Budget 2019 – With current expenditures we will be short approximately \$1300. BOD have agreed to perform pest control treatments on an "as need basis". BOD will continue to allow split payments for the annual HOA dues and late fees will enforced.
- (c) Bylaws (and other items) –
 - (i) BOD acknowledged that trash cans are not viewable from the street – Great job
 - (ii) Home, mailbox and yard cleanups continue – keep up the good work. Violations letters were sent for items still not in compliance.
 - (iii) BOD and attending members agreed to allow Deniz W. to host 1 garage sale in 2018. He must provide timely communication to the BOD and members prior to the event being held.

3) Board Business

- (a) Use of Proceeds Received from the damaged Magnolia tree – Amount: \$14,645
 - (i) Easement issue: BOD reached out to an HOA attorney for advisement - He indicated that in Section 9 of our bylaws, *the easements that are on each Lot and all improvements on it shall be maintained by the Owner of the lot, except for those improvements for which a public authority or utility is responsible, and except those grass areas over utility easements and Common Areas to be maintained by the Association.* The Magnolia trees (in question) lie within an area intended as Common and they were purchased and maintained by and for the HOA. Therefore, it

would be **deemed reasonable that the Association would inherit all rights therein for the trees (and related landscaping)**. He offered to research and draft a letter to our HOA members for a fee (Estimate: \$1,000).

- (ii) The BOD and members in attendance voted to use the proceeds freely and fully to cover HOA expenditures. (1 Nay / 11 Yea).
- (iii) In the future, the BOD will discuss with members how to prioritize future projects (ie. front entrance, replacement trees/hedges, etc).

Adjournment

There being no further business to discuss the meeting was adjourned at 8:15 pm.

Meeting Minutes Prepared by Ron Jones – Board Member