

# The Havens, HOA

## BOD Meeting Minutes

Monday, May 18, 2020 @ 7:00pm  
GO-To Meeting Phone Conference

**Call to Order:** 7:01 pm

**Members Present:** Lee Harris, Tony Showman, Zach Pucillo, Paul Pottle, Mike Dale, Joseph Wooldridge

**Members Absent:** N/A

**Representing Your HOA:** Kesha Robinson, Katelyn Robinson

**Approval of April Minutes:** Lee motioned to approve. Seconded by Zach. All in favor, the board unanimously approved "I".

**Approval of April Financials/Collections:** Zach motioned to approve. Paul seconded. All in favor, the board unanimously approved "I"

**ACC Report:** Provided by Your HOA. Zach will send the typical committee wrap-up email for approvals / denials.

**Inspections:** Lee Harris spoke with Rich from YHOA and told him to begin violating debris on sides of homes as well as any open violations from the beginning of the year (Jan.) Courtesy and Violation letters are beginning to be sent out again.

### Old Business:

1. Small parks landscaping: The board discussed the implications of the improvement for the community. The price of the Ski quote was debated and the community CC&R's were quoted stating that all improvements above \$2,500.00 must be expressed in the approved budget or used in case of emergency repair. Tony motioned that the Crab Apples trees, included within the landscaping quote, be tabled until next season in order to lower the price to comply with the covenant standards. Seconded by Lee. All in favor to remove the trees from the quote: received four (4) "I"'s and one (1) "Nay" from Paul; who would like to state that he believes the quote could have been discussed further in order to allow at least two trees. *The motion to remove the trees from the quote has passed.*

2. Mailbox Paint: Complete. All information is on the community website.

## **New Business:**

### **1. Pool Update**

- a. Paul gave an update on the Pool status. There are currently homeowners who still have outstanding dues. Their pool keys will be deactivated before the day the pool opens. (May 24th, 2020). Kesha from YHOA asked about the typical process for pool keys. Paul stated he would get the contact info for pool cards to her. Pool information has been updated on the website.
- b. Pool Regulations: These are located on the community website, but include recommendations to wear a mask while not in the pool. The bathrooms will be cleaned three (3) to four (4) times a day by the pool monitor Tina. Indiana Aquatics, the pool vendor, will come every other day to clean the bathrooms and pool.
- c. Pool House: This is now a piece of property owned by the Association. Paul stated that the roof of the pool house will need replacing this season. The exact time and date of the maintenance is unknown.

### **2. Common Areas**

- a. Playground & Basketball court are open. The restriction information is located on the community website. Paul stated the signs stating the restrictions could be updated throughout the season as needed.

### **3. Delinquency Policy**

- a. Lee Harris asked about the late fee process that is followed. As of right now, the current policy Section 5.09 states a \$25 late fee per annum. The board would like to move towards a \$25 late fee each quarter, for a total of \$100 late fee per annum. The board stated they would vote upon the updated delinquency policy after this meeting is adjourned.
- b. Your HOA suggested sending out a late notice with regards to the delinquency policy change before increasing the late fee

## **Open Discussion:**

### **1. Vendors:**

- a. The SKI vendor parks his vehicle in the entrance and sometimes in the cul-de-sac and blocks a large area of the road. This is dangerous for joggers and other pedestrians forced to walk in the road.
- b. The SKI vendor does not need to maintain the triangle area by Easy Street.

### **2. Additional Assessments:**

- a. Two homeowners who own adjacent property lots. All agree they owe the pool assessment for 2020. Conflict on charging a full assessment on a lot with a swing set build on it. Board Members will meet to discuss in a special meeting called meeting next week. Tentatively: May 28, 2020

**Next Meeting:** June 22, 2020, 7 p.m. - Online planned

**Adjournment:** Tony called the meeting a close at 8:01 pm

**Havens Homeowners Association  
Minutes of Special Called Meeting  
May 28, 2020**

Meeting was called to order at 6:59 p.m. by Tony Showman, president.

All members were present via on-line system, except for Mike Dale who exercised By-Laws, Section 3.11, Waiver of Notice, as a director I waive notice of this special meeting.

The meeting was requested by Lee Harris and Paul Pottle.

Harris sought Board vote on how to proceed with collection of HOA dues on two lots owned by adjacent property owners. After discussion, the motion was made by Pucillo to forgive park/pool dues for 2019 for these lots, and to charge both homeowners for 2020. Pottle seconded. The motion carried unanimously.

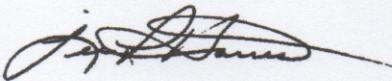
Harris then sought Board vote on how to bill for those same lots in reference to full Havens HOA assessments. More discussion. Because one homeowner has a deck that appears to extend into the second lot; and they have erected a play set on that lot, the discussion focused on whether that homeowner should be assessed full HOA dues on that lot. Showman moved and Pucillo seconded that this specific homeowner should be assessed full HOA and Park/Pool dues annually beginning in 2021. A caveat being, if the play set is removed from the lot and placed behind the residence and the deck is not on the second lot, that the billing would fall back to paying only the Park/Pool assessment each year. Voting was 3 yes and 2 no. The measure carried.

Harris was asked to draft appropriate letters for Showman's signature advising of the decision.

Pottle sought Board relaxation of Section 24 of the Summerhaven and Windhaven Covenants: Swimming Pools. Pottle asked the Board to grant exception to the in-ground pool requirement for 2020 because of the Covid-19 pandemic. Discussion focused on the requirement that any change to covenants needs to be approved by 70% of lot owners. Administratively, this would require sending letters to all homeowners, providing them time to vote via proxy, finding a location that would allow assembling potentially more than 124 people in one place for a discussion and vote. Pottle believed that the Board should be flexible in these unusual times. Showman called for a vote on the subject to allow above ground pools for 2020 only. Four votes no, one vote yes. The exception was not approved.

There being no further business the meeting was adjourned at 7:38 p.m.

Sincerely,



Lee P. Harris  
Secretary

## The Havens Financial Summary May 2020

### Checking Account

Beginning Balance - May 1, 2020	\$43,990.27
Deposits	2,217.23
Debits	3,799.80
Ending Balance - May 29, 2020	\$42,407.70

### Reserve Fund

Beginning Balance - May 1, 2020	\$32,021.26
Deposits	0.00
Debits	0.00
Interest	0.81
Ending Balance - April 30, 2020	\$32,022.07

Delinquent Accounts as of May 18, 2020 - 16                      \$5,804.33

NOTE: Transfer of \$400 for May from General to Reserve failed to happen. It was noticed when the bank statement was posted. Closer look revealed the transfer for June had not happened. Notified YourHOA and \$800 was transferred from General to Reserve that day.

NOTE: Board needs to act on delinquent billing. We held off during the peak of the COVID-19 pandemic. Several are just late charges. Others are fully delinquent and have had a late fee added.

RECOMMENDED ACTION: