

Collins Place Homeowners Association
Board of Directors' Meeting
January 25, 2018
7:00 p.m.

In attendance: Jason Shavers, Tasha Brown, Jacob Rousseau,
Bob Murry, and Jerry James

Jason called the meeting to order at 7:00 pm. The first order of business was Tasha explaining that she will file the updated paperwork with the Secretary of State's Office to show Jerry James as an official member of the Board. The \$25 filing fee will be reimbursed to her, along with any prior filing fees she has incurred, after she presents the receipts to Pelican Mgt.

Jason noted that the bucket of chlorine used to maintain the fountain was almost empty. A motion was made to purchase a new bucket using the HOA's account at Penny Pincher Pool Supply (approximately \$90 which lasts about a year). All members voted unanimously to approve this purchase and Jason will pick up the new bucket when he goes by. Jerry has volunteered his time to add chlorine as needed.

Jason mentioned that in the past years a small crew of homeowners has volunteered their time to maintaining the fountain area's landscape, but it has gotten increasing hard to find volunteers with agreeable schedules. Jason made a motion to have Alford landscaping maintain the trimming of bushes in addition to their regular duties. Alford landscaping has only been responsible for mowing, edging, blowing and spraying weeds near the fountain and HOA lot. The motion was seconded, and all agreed to first obtain a quote from Alford landscaping to determine how much it would cost to maintain/trim the landscape. After speaking with Scott Alford, he determined that the knockout roses may be dead (time will tell). He advised trimming of these should not occur until March 1st, and that the beds will need a complete sprucing (usually done twice a year for extra), new straw and fertilizer for those plants. A quote will be forthcoming to the Board before approval.

Discussion was brought up after one resident asked about creating a basketball goal policy and/or eliminating any future goals. Discussion ensued and all agreed that no policy would be enacted at this time as no one puts their goals on the sidewalk or street, and that these are for the children's enjoyment. If any goals are seen to be in disrepair Pelican can contact that homeowner to remedy the issue.

Jason discussed the idea, obtained from Daniel Camp, about moving the HOA's reserve funds into a free, already created money-market account. This could be done to keep these funds separate from all other funds which are used for expenditures, and would also accrue a small interest rate. Everyone agreed we should move the funds, but after further discussion concerning a survey going

out about building a park area, this move will be delayed pending that survey outcome.

Discussion took place regarding a homeowner that emailed the Board looking for Board research and/or contact with Pelican to provide future research on the neighborhood's light poles. The complaint cited that our specific light globes introduce "light trespass" onto properties, rather than solely on the sidewalk and streets. Jason explained he researched the issue a little, along with several sources sent from the homeowner. A call was made to Demco for any insight, as they are the sole service provider of that utility, to see what they could offer concerning the possibility of placing shields or domes to cascade the light more downward. The response and suggestion from Demco was that they are contracted with the Public Service Commission to provide so many lumens throughout the neighborhood, and that no shields were available, nor would they replace the existing poles and suggested window treatments to shield any light into the home. Members decided this was not an issue that required further investigation on our part and tabled the matter. The homeowner was notified of our response and decision.

Jason requested an update from Modad on all maintenance/upgrades completed on the facility in 2017, after Modad received its monthly bill increase from the Public Service Commission. Modad responded that they have completed the installation of Easy Air Blower packages and related electrical, electronic and mechanical improvements. Also, fencing was replaced and relocation of a new driveway to the proper access point. It was noted that the fence to the right of the Modad facility also needs replacement, but it was discovered it belongs to AT&T. A work order has been completed to replace it, but no timeline was given.

The idea was discussed of installing large, lighted fountains in each of the lakes to improve aeration, add more value to a lake lot's view for home sales, and give a nice water feature for both day and night enjoyment. Initial research showed commercial products costing several thousands of dollars per unit. Everyone agreed that talks of a park area should be addressed first using reserve funds before fountains, because all neighbors would have access to enjoy the park, rather than only about 1/3 of homeowners enjoying the fountains. The matter was tabled for now.

Discussion was held regarding the use of reserve funds for the possibility of a park on the HOA's lot. Everyone agreed that most everything that can be done, has been done to aesthetically improve the neighborhood over the last two years. A park has been in the discussion since the beginning of the Board's creation, and everyone agreed at this meeting that this is something that could set our neighborhood apart, add value, and be available to all neighbors. Jacob has been researching commercial brand playground equipment and an initial estimate indicates that equipment, aluminum fencing, and mulch (or the like) could build out a park area for approximately \$20,000. It should be noted that although our area is much smaller than many, most park areas cost considerably more. Since this would be a large scale project involving many of our reserve

funds, a survey will be sent out from Pelican Mgt. to determine if the majority of homeowners would even be in favor of such an idea.

Update from 1/30/18 Jason confirmed with our insurance company that the HOA would be covered for such an area on our existing general liability policy for any possible injuries arising out of having a play area. The only change would require notification of such an area so it would be noted in the policy.

A brief discussion was held concerning a Spring social event in the neighborhood, which was cancelled last year due to area-wide flood recovery efforts. This matter was tabled until a decision is made on the park area, which is where an outdoor event could be held.

A lengthy discussion was held concerning an ACC pool/fence request that has been unable to be addressed with everyone present due to conflicting schedules. After much discussion, a motion was made, seconded, and ultimately agreed upon unanimously. Pelican will notify the homeowner of the ACC's (Architctual Control Committee) decision.

Several complaints were voiced on the private Collins Place Facebook page concerning "weed" violation letters received from Pelican Mgt. It was determined that the letters were approved in error, as an oversight, as Board members had agreed last year not to send "weed" letters during winter months (if a winter exists as some years are very mild). Although landscapes should be maintained year round per the restrictions, enforcement of this violation was suspended by the Board during cold/rainy months where inclement weather makes it hard to maintain. Board members agreed Pelican Mgt. should send out an apology advising those who received such a notice to disregard.

It was noted that the License Plate Reader (LPR) camera has been fixed for several months after adjusting to the correct setting. Additionally, per prior approval from a previous meeting, Jason bought and installed a lock on the security camera's vault box to prevent any vandalism to the computer equipment.

Finally, the idea of installing several dog waste bag dispensers throughout the neighborhood was discussed (commercially branded, aluminum boxes mounted to light poles). With many pet owners in the neighborhood, and several past complaints of dog excrement in yards, this was just another idea to offer a small convenience and service to those who walk their dogs. A motion was made to purchase 7 boxes, along with all disposable bags, for approximately \$450. A majority of the Board disagreed and voted no for the measure. However, all agreed that should a park area be built, one should be mounted in that area for use.

With no other business to discuss, the meeting was adjourned at 8:45 PM.