

Collins Place Homeowners Association
Board of Directors' Meeting
Sunday, March 17, 2019
2:00 p.m.

In attendance: Jason Shavers, Bob Murry, David Parker, and Jerry James

Jason called the meeting to order at 2:00 pm. The first order of business was an issue with a homeowner's land behind their home on the lake. The issue was discussed, along with viewing pictures that were sent from the homeowner. Jason explained he had visited the site in May of 2018 and viewed it as an erosion issue, and offered a suggestion to the homeowner to contact Gravity Drainage to see if they could repair it since it is adjacent to GD's piping. Gravity Drainage later came out and put rocks in the area. The homeowner contacted us again on 3/17/19 to advise that the issue was never resolved and continues to be a safety hazard for lakelot owners traversing the inside perimeter of the back lake. The Board agreed that Magnolia Mgt. will need to reach out to the homeowner for further discussion to see how this can be remedied, since the HOA has no authority over drainage owned by GD. We are unsure if it is normal erosion (for which all lakelot owners are responsible), or due to the drainage design.

Jason mentioned that a previously approved vote to update the entrance's landscape was sent to Alford landscaping, which they usually do twice a year. It has been on his schedule waiting for warmer weather. The update will include the trimming of everything, replacing a dead bush on the north side, putting down preemergent herbicide and fertilizer, and replacing the straw for \$550.

Jason explained that Magnolia Mgt. provided an aged owner balance update regarding dues that are owed as of March. Most are from 2019, but 8 out of 155 homeowners have never paid their dues in the last 3 years. This all totals to a balance of \$22,346.84 owed to the HOA, which Magnolia continues to work on collecting through repeated letters and existing liens filed.

The final park upgrades were discussed after completing the initial phase in 2018. The Board was waiting on the new year and dues to become available before moving forward with adding landscape, sidewalks, and possibly tables or other equipment to the park area. Jason met with Gardner Landscape (who initially redid the entrance's landscape, and helped to spread the park's mulch at no cost) to obtain a design rendering and proposed budget of what it may cost. The design and budget were not yet available at the time of this meeting, but will be discussed in the coming weeks to finalize and move forward. If the cost is unreasonable, we will seek out other bids.

With no other business to discuss, the meeting was adjourned at 3:00 PM.