

Semi-Annual HOA Meeting, May 19th
6:30 - 8:00pm

Welcome – Bathrooms, Emergency, Refreshments
Board Introductions --- Andrea, David, Beth, Jamie

Financial Status

Current Money in Account (\$24,729.69)
Collecting Unpaid Dues
Financial Goals
Savings/Reserve

Figure out how much a lawyer would cost to get liens on houses. Get actual estimate

Common Concerns

Lawn Care (Bushes, Tall Grass)

Talk to the landscaper to see if they can mow certain lawns at a reduced rate (and charge back to the homeowner) or figure out if homeowners need assistance. Add notes to the violation letters if the homeowner needs help that we will work with them.

Utility Trailers
Cars/Trailers/Boats in yards

Communication

Newsletter (quarterly?)
Website, Facebook Groups, Nextdoor
Updating Email information

Add some more people to the email list

Buy a signboard to put in front of the 2 neighborhood entrances before meetings and events

Future Plans

Welcome Committee
Architectural Control Committee
Updating ACC Standards

Do's and Don'ts list to streamline ACC Rules

Get a ratio of renters to homeowners

Social Events

Community Yard Sale
Block Party (Spring/Fall)

Christmas/Halloween Decorating Contest

Solicit help for a neighborhood cleanup day around the neighborhood

Take a picture of the space, describe the plan of attack for cleanup (Fall or early morning) - yard debris has to go to the landfill (Graniteville or Beech Island)

Raising Dues to \$200 went over ok

Cemetery lot - tree branches are touching the ground - can we clean those branches up and clean around edges of the street.

"New Stop Sign" on Lavender before the intersection by Lavender and Cinnamon (call county)

Street sign missing on Lavender and Watsonia the whole pole is gone (call county)

Check if spray paint was cleared up from entrance sign

Review covenants for renting rules - single family residence; check VRBO and AirBNB for houses

Final Remarks, comments, concerns

****Adjourn Meeting****

Talatha Gardens HOA			
2025 Budget			
Income			
	HOA Dues (all homes)		\$29,550.00
	<i>Actual Income for 2025 to date</i>		<i>\$26,161.77</i>
	Advertising		\$0.00
	Gross Income		\$29,550.00
Expenses			
	Accounting		\$455.00
	Advertising		\$60.00
	Bank Fees		\$50.00
	Insurance		\$2,735.00
	Landscaping		\$11,500
	Legal Fees		\$0.00
	Office Supplies		\$200.00
	Payment (Merchant) Processing		\$550.00
	P.O. Box		\$192.00
	Postage		\$300.00
	Taxes		\$600.00
	Website (Google)		\$200.00
	Utilities	Electric	\$9,800.00
		Water	\$300.00
	Sub-Total Expenses		\$26,942.00
	Savings		\$2,608.00
	Total Expenses		\$29,550.00