

Colony Pointe HOA Meeting Minutes / June 23, 2021

Call to order: 6:02 pm Adjourned: 6:45 pm

Notified residents how to get ahold of the HOA, gave out business cards, so each will have the information on how to reach the HOA.

Gave Residents sheet of violation fees, and most commonly committed violations.

Discussed Budget for 2021 – Approved

Fence project – see project through on replacing the fencing and will go to homeowners. Fences are being treated after replacement. After given to homeowners they will be responsible for upkeep after. Must continue to seal the fence with clear sealant afterward, this is the responsibility of each homeowner to do this and must adhere to keeping the fence in its natural state. No paint, or stain, no colored stain will be permitted. Only clear waterproofing will be permitted.

Profit and loss statement discussion – there was no loss within the HOA, this was a projected snapshot of the standing of the HOA at that moment in time. Where there was no fence put in the 2020 budget, but we spent 83,000.00 to replace the fencing along Inez Blvd. this is why the profit and loss showed a (29,000.00) loss. We did not lose 29,000.00. Bank balance at this moment is 51,000.00. There are 240 homes and the annual projected income for the HOA is approximately 48,000.00. Currently we have 31 homes that have not paid their HOA dues, are in payment plans, or are ready to go to the Lien process. The amount of the 31 homes that have not paid is \$19,900.00.

Discussed the fence project, discussed the bids for the fence the last bid we received was \$54,000.00 and was given to the Board in February of 2021. We did not have that kind of money at that time to be able to accept that bid. Now that the pandemic has occurred the cost of lumber has increased to an exceptional level and that in turn has affected the original bid. We did get another bid, however that bid did not include replacing the Main posts of the fence. This bid was exceptionally lower, but still 15,000.00 over what we could afford. Talked to homeowners if they wanted to fence to include all replacement options including the main posts, or entertain the bid without replacing the main posts. General vote from homeowners was that they wanted the main posts replaced as well. This is when we decided to table the replacement of the Alice side of the fence until next year. Did set aside a small amount of money to replace any area that is causing a concern for a particular homeowner.

Last years meeting minutes were discussed and a review was given, minutes were approved.

New Business: Opening of the HOA Board members, homeowners will be receiving with this mailing a ballot to vote the new board members in.

Discussed giving the HOA to a property management company, and the cost of doing such. Determined we did not have that kind of income to give the HOA to a property management company if we wanted to continue with the fence project.

Violations: It was discussed that there are multiple concerns in the community regarding, oil stains, people parking vehicles in rock areas, Utility trailers being parked in driveways, rock areas, camping trailers being parked in driveways and in front of homes. Dead grass, weeds, rocks and other landscaping piles being placed in the street and left for an unreasonable amount of time. Weeds around the mailbox areas are the responsibility of the homeowners that the box area is closest to, or if it falls in-between two homes, they will share those duties.

Discussed where the Metro district owns land as related to the community. They own all the grass areas in front of our community along Alice and Inez. The lake area, dock, and playground are owned by the City of Milliken. The rest including a small triangle area along Inez and the rail road track belongs to the HOA.

No more new business.