

September 2017 Meeting Minutes

The September board meeting was held on 9/20/17 at Steve Moorman's home from 7:30 to 9:30pm.

Present: Jacquie Houston, Ryan Andrews, Steve Moorman, Cindy Hickson, Dave Krahl and Vivi Kempf

Absent: Joy Barrett

Minutes:

The minutes from the July meeting were discussed and approved by Cindy Hickson and Jacquie Houston.

Treasurer's Report:

- The balance as of 8/31/17 was \$20,348.32.
- There is a \$200.00 overcharge from ACC Water Department. Joy has requested a refund check rather than carrying a credit balance each month. The water department is currently working on this.
- Property taxes of \$362.38 will be paid within the next few weeks.
- Invoices from the English lawsuit have been sent to our insurance company for possible reimbursement. The original lawsuit papers need to be submitted in order for the process to continue. Davis Ellison's office has been contacted for this information.

Neighborhood Concerns: There were no concerns presented at tonight's meeting.

Old Business:

1. Mowing of the lawn along Morton Road: Four board members were in favor of extending the entrance mowing to home #1450 Morton Road with one board member against. The thought was it would improve the appearance of our entrance since this area appears to be a part of our frontage. The additional cost will be \$40.00 per mowing.
2. Web Page: This was originally done on a Mac which is no longer functional. After consulting with the web company, Cindy found the software can be run on a PC. She is currently working on a new web page and states it will ready soon. The minutes will be updated also.
3. Dam Tree Removal: Board members voted 5 to 0 by email to have the trees by the dam overflow pipe removed to prevent clogging. This was recently completed by Classic City Trees for \$250.00 {is that the correct price??}
4. Homeowner 1: Ryan and Steve spoke to someone at the rental home regarding the boat, RV and other commercial vehicles parked at the side of the house. The comment was "they will move soon". To date no change has occurred. Calls to Homeowner have not been successful. An email will be sent advising her legal action may be taken if this issue remains unresolved and she will be responsible for fines and legal fees. If the homeowner does not respond, then a registered letter will be sent.
5. Dam Repair/SCIIA: The 1st meeting at the ACC Courthouse was attended by Jacquie and Jack Houston, Dave and Teresa Krahl and Steve Moorman. Jacquie spoke on behalf of the neighborhood emphasizing there was 85% support from the homeowners. The second meeting was attended by Jacquie and Cindy Hickson. The mayor was present and the vote was unanimous in favor of the dam repair. Payments and work will start in 2018.
6. Homeowner 2 Property: The HO has not complied with the board's previous emails and registered letter requests to improve the appearance of her property. Ryan and Jacquie plan to personally knock on her door and explain the consequences if she does not comply with the covenants.

New Business:

1. HOA Insurance: Jacquie met with insurance agent, Mike Dekle and was informed our coverage was only for liability on the wall signage. All board members agreed we need additional coverage for the wall itself, fence, and dam siphoning system, up to \$30,000.00. This will increase our yearly cost approximately

\$200.00. The HOA would not be responsible for an accident in the lake. The new coverage will be available within the next few weeks.

2. Current insurance will not cover the loss of the tree at the entrance from the recent storm if it was due to wind. Dave will check with College Pro to see if that was the reason the tree fell. The board agreed a tree will not be planted in that same spot but as the budget permits, 2 trees will be added to continue the line of trees down the entrance roadway.
3. Annual Meeting: The 2017 annual HO meeting will be held on Sunday, October 22 at 3pm in the barn. Chairs will be rented again; beer, wine and drinks will be provided; members will be asked to bring a snack to be shared. Election of 2 new officers will be held at the conclusion of the meeting to replace Steve and Ryan who will not be running for re-election. Jacquie will send out a letter to all homeowners re:
 - Approval of the dam repair
 - Date and time of annual meeting
 - Requesting names of anyone interested in running for the board
 - Any issues a HO would like placed on the agenda. This would need to be conveyed to a board member by 10/11 .
4. 2018 Budget: Since the dues collected [\$17750] are less than the proposed budget [\$20,580], it was suggested the annual dues be raised. The board will study the actual expenses compared to the proposed expenses before deciding whether an increase in dues is warranted.

Next meeting: WEDNESDAY, Oct 11, 2017, 7:00pm, Jacquie's home.