



HOA General Meeting – October 28, 2017

Members Present:

Bob and Kathy Ingebretson, J.R. and Millie Rivera, Jeff and Debbie Rosier, Rick and Charlene Kahn, Lori and Mark Lathom, Matt and Kandy Masula, Lydia Mable, Mary Jo Shields, Jim and Gay Morrison, Alek and Elizabeth Zemczykowski, Scooter Emmons, Bob and Joan Correll, Jerilyn Perillo, Diana Hall, Brad Jones, Marion and Dave Scott, Lin Kramer, Pete Scholz, Rick Eulo, Vicki Roberson, Evelyn Kelly, Steve and Paula Alexander, Tom and Eileen Fleming

Introductions:

Bob Ingebretson called the meeting to order and asked for a motion to approve the minutes of the last meeting; the motion passed. The minutes are available on the Trotters Ridge website for members to review.

New residents and/or first-time attendees were asked to introduce themselves; none were present.

Financial Report:

Tom Fleming presented the financial report as a preliminary through the end October 2017, providing a handout to all attendees to follow along. Tom reviewed income, expenses and a bank balance of \$26,074.63. We do have a number of expenditures coming due and he cautioned the members that at this time our homeowners' fee is barely covering our expenses, but it isn't necessary to consider raising any fees at the present. The financial report was approved.

Revision to the Covenants

A copy of the present covenants was mailed to the membership, along with a proposed revision to Article 12: Exterior Materials for building. In addition to the revision of Article 12 the Board has developed guidelines to be used to approve solar panels and outbuildings. With the copy of the covenants a cover letter was enclosed asking for comments on these documents; to date only one email with suggestions has been submitted. The Board is soliciting additional input. Please email Bob at bobingebretson@gmail.com with any addition comments so the board can include everyone's comments in future discussions.

Once these have been evaluated and/or incorporated, a vote for the change to the Article will be presented to all members, one vote per household.

There was a discussion about establishing an Architectural Review Board (ARB) consisting of three members to review member submitted request for dwelling and property changes, outbuilding installation, etc. to lighten the load on Bob, who spends a lot of time on matters involving changes to homes and properties. The ARB would not have the power of approval or denial, but would work with the homeowner to work within the covenants and present the final permit request to the Board, who will have the final approval or denial of the request. Those

members present at the meeting were in favor of establishing an ARB and four members volunteered to serve on it. The HOA board will vote and select three members from those who volunteered to serve on the ARB, with one member being the chairman. Once established the ARB member list will be emailed to the membership and posted on our website.

Storm Drainage Issues:

The County has issued a final warning letter to the HOA, stating that we have thirty days to submit a plan of action to correct the drainage depression/pond issue located to the rear of Trotters Ridge along Rumph's Hill Creek before they will impose a \$1,000-per-day fine.

On the 24th Tom Fleming, Bob Ingebretson, and Debbie Rosier met with our attorney, Andy Shepard; the County Attorney, John Frampton; Director of Public Works, Mike Goldston; and County Storm Water Engineer, Casey Bird. Mike Goldston stated the county is willing to work with us, the HOA, to restore the depression areas/ponds: but remained adamant the depression areas were designed ponds submitted by the developer per plans in his possession and the HOA was responsible for the maintenance of those ponds.

Permission was requested from the members present at the meeting and granted by a majority giving HOA board permission to proceed with having a surveyor establish and mark our boundaries since they are unclear at present. Following the survey the board would then have a certified storm water engineer determine what is necessary to restore the depressions to their original condition per the plat that the County has in their possession. Depending on the timing and cost, the Board will have to determine how to pay for it which could entail a special assessment to the HOA membership. The membership will be kept informed as the board proceeds.

Other Trotters Ridge Issues:

Parking on the grass beside your house, in front of your house or beside the driveway is not allowed and needs to be addressed.

Street signs still need to be painted

Members present were in favor of having a community yard sale, and Debbie Rosier volunteered to head it up. She will let us know date and details.

Warning letters about cleaning up the curb areas on Thoroughbred Court and both owners have responded to the warning letters. One will be notified to perform an addition cleanup.

Reminder: All residents need to keep curb areas clear so that debris does not clog our storm water drains.

Front entrance repair where the sewer line for the subdivision across Butternut Rd. from us was; attached has been delayed since Howell Landscaping cannot complete the work before the end of the grass growing season, the project has been postponed until the spring of 2018.

A vote was taken and approved to have Howell Landscaping continue to maintain our grassy areas for the same fee next year and for Arlene Weeks to plant and maintain the flowers and shrubs at the entrance for next year. Howell Landscaping bid remained the same as last year (\$3000.00) but Arlene's bid (\$1890.00) was for an additional \$150 added to last year's bid, since she needs to make more trips than she originally quoted.

Our Welcome Committee, Debbie Rosier, and Eileen Fleming, are up to date on delivering baskets to new residents.

New Business:

Debbie Rosier proposed another Christmas Caroling event, since last year's was so well received. This year there will be a parade of golf carts, lawn tractors, bicycles, or other transportation, followed by hot chocolate and sweets in the park.

The Habitat for Humanity ReStore on Mallard Rd needs clothes hangers.

Bob encouraged everyone to consider becoming an officer or Board member, as present members have been serving for a number of years. Bob needs to know of anyone interested prior to the June meeting. We are considering turning the HOA over to a management company if there are no volunteers.

The meeting was adjourned with thanks to those who attended. A cookout followed and a special thanks needs to go out to Rick and Douglas Kahn for grilling some great hamburgers, hot dogs and brats. Also the board would like to thank all the members who provided main and side dishes for the cookout; they were delicious.