



Dutchtown Villas

Homeowners Association

Board of Directors Meeting
March 9, 2021 @ 6:30 PM
Tanya's House

MEETING MINUTES

Meeting Called to order 6:30 pm.

Oak tree needs drainage directed to the street.

Ashley will call the library to confirm availability for a meeting location.

Annual assessments are \$200 and are due March 1st with a 30-day grace period.

- A \$50 late fee is normally due April 1st.

Daniel to review accounts payable.

Common property went to sheriff's sale and is charging 1% interest. Jordan said he believes the HOA can take it back for \$7500. Offer less if possible.

Ashley to put in a change of address with post office from Lewis Companies' Interline address.

Ashley will check clerk of court for adopted bylaws and restriction amendments.

The board will receive a neighborhood inspection report to approve.

Board discussed rental property percentage and would like to see a restriction amendment regarding prevention of new rentals to review and present at annual meeting to homeowners.

Lewis Companies hired Groundworks as lawn vendor. Board has requested to be removed from contract already. Ashley will contact Groundworks and cancel if not already done.

- Board discussed new lawn vendor quote and agreed to go with R & J Superior Lawncare.

Neighbors near front of neighborhood are tearing up the common area. Proposed fencing this area if not in a servitude.

The last house on the right built a fence that extends into the common area to screen an above ground pool.

- Ashley will reach out to homeowner requesting an ACC Request Form be submitted.

Board stated a few liens have already been filed against delinquent homeowners.

The 2020 taxes need to be filed.

The 2021 budget needs to be prepared.



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The association does not currently have insurance.

The water was turned off on purpose for the time being.

The board would like police details if possible, as there have been reports of vehicles handles being pulled as well as an incident that happened earlier in the year.

The board would also like to review quotes to install a license plate reading at the entrance. The adjoining neighborhood also mentioned getting cameras installed near the entrance.

Annual meeting notice must be at least 30 days. The board requested Ashley check the library for availability and requirements for an April 13th meeting.

Daniel and Ashley confirmed the options of online payments and payment plans are available to homeowners.

Meeting adjourned at 7:49 PM.