

## October HOA Meeting

Friday, October 27, 2023

Attendees: Brandon May, Heather Smith, Melody Lai

### Agenda

1. Balance \$11,953
2. HOA dues- 20 Homeowners have not paid dues.
  - a. \$4,000 outstanding (does not include late fees)
  - b. Issue fines, board agrees to late fee charged as of August 31, 2023. (\$648.68)
  - c. Post notices or mail if address on file, and lot is empty.
  - d. Agreement- Send for lien placement if not paid by Dec. 1, 2023
3. Violation notices
  - a. Start issuing violations for homes that need yard and home improvements as well as homes that need boats and RV removed from park.
  - b. Focus will be on cleaning up community to enhance curb appeal.
  - c. Heather to manage on a weekly basis.
4. State Inspection Report that was received
  - a. We received violation notices from the state on improvements needed in the park.
  - b. Must be completed by 11/18.
  - c. 5 lots need to be addressed- clean up, furniture removal, etc.
  - d. New signs are needed: Dale at Bertha, McGuire at Rose
  - e. 4 New Lot # needed on homes
  - f. Heather to manage and provide estimates to board.

### **E. Failure to abide by the Declaration and this Amendment will result in the following fines:**

- a. **1<sup>st</sup> Notice- Warning (15 days)**
  - b. **2<sup>nd</sup> Notice- \$100 fine (30 days from 1<sup>st</sup> notice to resolve)**
  - c. **3<sup>rd</sup> and Final Notice- Additional \$100 fine and legal action. Owner will also be responsible for any additional fees taken place. (60 days from 1<sup>st</sup> notice to resolve)**
5. Common ground Maintenance
    - a. Crew is coming up on last cut of the season. We will ask for further maintenance if needed- blowing, cleanup etc.
  6. Snow/Salt Removal Winter Plans
    - a. Heather to provide 3 quotes to board to determine best option.
  7. Street Maintenance recap-
    - a. **Initial bid for 12 holes to be filled. Blue ridge filled 34!** No additional charge for extras. Also had remaining asphalt left over and filled in low lying street where water pools up during rainfall.

- b. Also repair cement barrier around drain that was safety hazard.
- c. Board very happy with their work and commitment to the park.
- d. Initial bid of \$2600. Stayed on budget.