

Alicia Place Homeowners' Association

Meeting Minutes

May 22, 2023

6:30 pm

Meeting called to order at 6:30 PM. Only 14 lots were represented, which does not represent a quorum.

- Motion to proceed without quorum made by Tina Herbert, 2nd by Kimberly Nilles, motion carried (none opposed)

AGENDA DISCUSSION

- CC&R Changes
 - o Will be adding clauses for:
 - No Air BnB rentals, if property is a rental the HOA must be notified
 - Short term street parking must leave room for emergency vehicles
 - o Need to check with attorney about whether the new CC&R is to be reviewed by the lawyers 1st or approved by the homeowners
 - When the process is finalized document will be sent out for approval. Will include prepaid response envelope, no response will equal approval
- Budget: The HOA budget has not changed over previous year.
- Election of Officers – Vice President will be moving from the area and must step down as VP
 - o Motion made by Margaret Stewart that Wayne Smith remain Treasurer, Tina Herbert 2nd, motion carried (none opposed)
 - o Motion made by Margaret Stewart that Tina Herbert remain Secretary, Wayne Smith 2nd, motion carried (none opposed)
 - o Motion made by Margaret Stewart that Tom Emerick be appointed Vice President, Tina Herbert 2nd, motion carried (none opposed)

- Motion made by Tina Herbert that Margaret Stewart remain President, Kimberly Nilles 2nd, motion carried (none opposed)

OPEN DISCUSSION

- Discussed making the annual meeting a recurring date for ease of scheduling/notification
 - Margaret Stewart moved to make the annual meeting the Monday before Memorial Day henceforth. Kimberly Nilles 2nd, motion carried by vote (none apposed)'
- Discussed live streaming the meetings via Zoom for homeowners who are unable to attend. Will check into this for next year's meeting.
- Discussion about No Solicitation sign at entrance, sign has been made just needs to be installed.
- Discussed wooden fences around retaining ponds at the front of the subdivision
 - Fences are in bad state and will need to be removed. Removal of wood and chain link staying is the best option because it is impossible to get in between the two fences to get rid of the weeds.
 - Joseph Fraser offered his company's assistance in removal of the existing fences
 - HOA President stated that we will be hiring a company to remove the fences and will send out request for bids to accomplish the task and will send the information to Mr. Fraser
 - If homeowners that border the retaining pond (and share a fence section) want to keep their portion of the fencing that will need to be done at their expense and they will be responsible for upkeep.
 - Discussed adding a QR code to the Welcome Packet letter with information about the HOA
- Meeting adjourned at 7:34