

Minutes from HOA Meeting

Date: December 17, 2024

Time: 6:30 PM

Recap of 2024 Achievements

1. Installation of a new fence at the community park.
 2. Treatment of the lake to manage alligator weed.
 3. Purchase and stocking of grass carp for weed control.
 4. Installation of new neighborhood signs.
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Meeting Discussions

1. Property Concerns:

- **Property at 17188 Pin Oak Ridge:**
 - Reemphasized the need to send a letter regarding the incomplete state of the house.
 - Noted potential violation regarding the house's proximity to the property line.
- **Property on 11773 West Hollyhill:**
 - Discussed sending a certified letter to the owner about a violation of easements.

2. Lien and Fee Updates:

- Decision to include a notice on invoices indicating properties where liens have been filed.
- Marsha reported:
 - Two property owners have fully paid their fees, and liens on these properties will be released.
 - Of the 22 certified lien letters sent, 10-11 were returned as undeliverable.

3. Violation Management:

- Agreed on the importance of sending violation letters promptly upon identifying violations.

4. Annual Dues Increase:

- Current dues are insufficient to cover community expenses.
- The board proposed increasing the annual dues to \$100.
- A special meeting will be scheduled in February to vote on this proposal.
 - A newsletter will be sent 30 days prior to notifying members of the meeting.

5. Maintenance and Repairs:

- We need to engage an electrician to fix the pump at the well.
 - Discussed building a bridge across the spillway during the winter, with an estimated cost of \$300-\$400.
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Goals for 2025

1. Paint the new fence at the community park.
 2. Stock more fish in the lake.
 3. Build the spillway bridge.
 4. Repair the fence on the other side of the dam and replace the sign.
 5. Respray the lake in the spring for weed control.
 6. Improve lawn maintenance.
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Next Meeting

Date: Tuesday, January 14, 2025

Time: 6:30 PM