

VILLAGE OF LANES RUN HOA MEETING MINUTES

DATE

Monday, April 14, 2025

START TIME

Meeting Start at 6:15

ATTENDANCE

Jennifer Hamilton, Alan Howe, Jason Caudill, Mo Duckworth, Richard Bailey

TRESURER REPORT

Richard reviewed the budget summary

Richard motions to approve budget

Mo seconds

MEETING MINUTES

October minutes were not approved in previous meeting. Mo motions to approve October '24 minutes / Jason seconds

Mo reviews January '25 minutes. Richard motions to approve January '25 minutes / Mo seconds

TOPICS DISCUSSED

- **YEARLY DUES**

- 20 outstanding dues as of 4/14

- 3 outstanding from 24

- 1 outstanding from 23

We will send one physical copy of the invoice at beginning of pay period.

Decide when to take legal action for those who don't pay dues. At what length of time do we proceed with legal.

We will add additional dues language:

Motion: Collection Policy for Overdue Invoices

Be it resolved that the Homeowners Association adopts the following policy for the collection of invoices that are past due from the previous calendar year:

1. **Initiation of Collections:**

On April 30th of each year, the Homeowners Association shall commence the collection process for all invoices from the previous calendar year that remain unpaid as of that date.

2. **Attorney Notification:**

For each overdue invoice, the Association shall send an attorney letter to the respective homeowner, informing them of the overdue amount and outlining the subsequent steps in the collection process.

3. **Payment Agreement Opportunity:**

The attorney letter shall provide the homeowner with the opportunity to enter into a

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payment agreement with the Association. Any such agreement must be structured to ensure that the full amount of the invoice is paid by March 1st of the following year.

4. **Consequence of Non-Compliance:**

If a payment agreement that leads to the invoice being paid in full by March 1st of the following year is not successfully negotiated and established, the Association shall proceed to file a lien on the homeowner's property in accordance with applicable laws and regulations.

This policy shall take effect immediately and apply to all relevant overdue invoices as described herein

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COMMUNICATION THROUGH EMAIL

It is easier and more effective to be able to communicate to home owners through email. We do not have all homeowner's email on file.

Mo motions to have homeowners require and email address so we can communicate and send invoices. / . Richard seconds

- **MAINTENANCE EXPENSE**

Total maintenance expenses went from \$500 to \$1500.

- **ARCHITECTURE REQUEST**

One architecture request to add a pergola. Approved

- **SIGNAGE**

HOA sign (3) to be placed to inform no loitering or non-requested salesman "cold knocking" on homeowner's doors.

Electric sign needs to be ordered to add to exit of sub-division

- **FUTURE MEETINGS**

3rd quarter mtg – 9/15

Annual mtg – 10/25

MEETING ADJOURNED

Meeting ends at 7:00 pm