

Carrington HOA Minutes

03.06.17

Members Present

David Bidy
Melvin Rohling
Jim Henry
Mike Hand
Amanda Klimko

Representing SPHM: Barrett Oakley

Meeting was called to order at 6:35 pm.

David Bidy expressed gratitude on behalf of board to Melvin Rohling for his diligent efforts

In Guard House repairs, flag replacement, and landscaping, and to Jim Henry and Ed Harris for their participation and assistance.

February minutes were reviewed and approved as written.

SPM Report per Barrett Oakley

Dues delinquencies have gotten out of hand.

\$44,501.00 are past due. Denise called homeowners today and heard all sorts of excuses.

Denise and Kim will double-team to contact those with unpaid annual dues.

Comparison: this time in 2016: \$50,00.00 past due Feb. 2016.

Unpaid thus far in 2017: \$28,234.00.

Leins have been filed.

Jim Henry asked why some payments of \$275/250.00 were shown. Reply: installment payments.

Mike Hand asked of other actions board could take in collecting fees. Response: Our C/R allow

Liens only. We can call to ask for payment. After 6 months CHA can turn over to collection agency.

SPM is upgrading systems to SYNC system. Presently running 4 systems. New system will streamline and allow owner log-in and board privilege for more access to our account info.

*There will be at least a 90-day transition.

Continuing

- 1 Christmas property: Jim Henry and Amanda Klimko will meet Thursday, March 9, 9:15 am, at storage unit to properly pack Christmas garlands, wreaths, and bows, which were left lying on storage unit floor in January 2017.
- 2 Entrance Alternatives:
Granite entrance was damaged by Dustin Reaves who used nail gun instead of drill to mount garland.

Options: Total replacement via Clark Memorial: \$11,485.00.
Cap recommended by Melvin who will contact Willingham about this option.
Jim proposed submitting to insurance company but Barrett and David discouraged
this action as it could negatively impact our insurance policy.

3. Cameras/Computers

Dustin Reeves, former CHA Board President, has not provided the computer password.

Amanda Klimko will ask Abby Valas, former Board Secretary, if she has this information.

Jim Henry has arranged for someone to assist us in mid-March if we are unable to obtain this information from former board leadership.

Focus 2017

1. Review Cooperative Agreement-Carrington/Carrington Farms.

David will email Farms agreement to board members for review.

Farms are to pay 1/6 of overall budget. We will have to review our financial records For 2014, 2015, 2016 to determine the amount they owe for those years.

David will send **Barrett and Kim** a copy of the Farms agreement.

2. Acquiring Common Area

According to former president: Aaron had no problem with giving this property back to the

Carrington HOA but could not provide a legal description.

Barrett will seek a legal description for common areas.

Carrington HOA needs to get this property before something is built on it.

3. Covenants Review/Update

The board agreed that this item will not be addressed this year due to other board priorities.

The Bessiere (sp?) fence issue was mentioned. **Garrett recommended asking new buyer at closing if the CHOA could pay to have the fence taken down.**

Other Business

1. Architectural Review Committee (ARC): Ed Harris, Jim Henry, Mike Hand.

This review is for new construction. It is not applicable to additions/renovations.

2. Street Lights: **Barrett will contact Alabama Power in regard to removing the light on Deer Way cul de sac.** Melvin suggested that we send the homeowners a letter asking them to join CHA to keep the light burning.

3. Committee Assignments:

Decorating: Amanda Klimko, Ed Harris

Landscape: Melvin Rohling, Jim Henry

4. Guard Shack Renovation

\$570.00 Storm fronts for 2 new doors

Painting to be finished March 8, 2017.

Lexon window estimates: 6 windows @ \$265.00 = \$1590.00

Total doors and windows: \$2160.00

Work to be done by Felix Mccarty. Board approved.

5. Task Schedule:

Landscaping: Triple Care will send update of reductions for areas they will no longer cut/trim.

Board approved \$4035.00 for landscaping work to include:

\$800.00 – Pressure washing fence

\$2570.00 - Flowers, soil, mulch for front entrance, estates entrance, tracks, estates).
Dead camellias to be replaced (7 gallon)
Browning boxwoods to be replaced. Total cost for camellias and boxwoods: \$665.00.
Work to include mulch, topsoil, died long-needle pine straw (40 rolls=120 bales of
pinestraw)
Flowers will be planted one week before Easter, pending temperature.

6. Landscape Lighting

Board approved \$2405.00 for work to be done by Raindrops. Work to include:

5 lights "A" @ \$185.00 = \$925.00 for flowers

8 lights "C" @ \$185.00 = \$1480.00

7. Sprinkling system

We are awaiting an estimate for a drip system.

8. Street Repair on Missy Lane: No report from James Jackson who was absent.

9. Carrington Gate: David will call McKay to inquire about entry through back gate when train is blocking entrance/exit.

Next Meeting: Monday, April 3, 2017
6:30 pm
Trussville Civic Center

Respectfully Submitted by Amanda Klimko