

Carrington HOA Minutes – June 5, 2017

Members Present:

David Bidy
Melvin Rohling
Jim Henry
Amanda Klimko
Ed Harris

*** Indicates SPM attention.**

Meeting was called to order at 6:52 pm.
David expressed gratitude for board member efforts.
April 3 minutes were read and approved.

*** Financial Report**

Jim will take May financial report to review.
David asked Ed about Estates Common Area tax records. Ed was not able to find any property in the name of Harwell.

*** Questionable Invoices**

- 1. South Data – Mount Airy, NC**
\$53.57 charge – SPM: provide details for this charge.
- 2. Maury Cobb, Attorney at Law, LLC**
\$1.125.00 charge for reimbursement to John Palmer lawsuit
SPM: Provide details about this lawsuit and payment.

***Past Due List**

SPM: Send report of payments.
How and when are you collecting? Please provide monthly report of past due payments.

*** Website Update**

SPM: Website is still showing Annual Meeting. Please state your plans to update and maintain a current Carrington website.

Real Estate Issue

Hill residence on Carrington Drive, listed by Lunda Burns, states in Trussville paper property of 11 acres includes another building site. Has this property been subdivided?

Task Schedule

Granite Sign Repair: Several options were discussed.

1. Melvin spoke of wall at Trussville Civic Center.
2. Keep sign. Cover with stacked stone; cover sign to create a new façade for lettering.
3. Find some sort of masonry cap to cover damage.
No decision has been made at this time.

Landscaping: New lighting has been installed.

Sprinkler Drip System: still awaiting an estimate from **David Joganic**.

Street Issues: awaiting an update from **James Jackson**.

Back Entrance Access: awaiting an update from **James Jackson**.

Revision of Covenants and Restrictions: not yet underway.

* **Farm Dues:** David sent replies to Kim's questions. **SPM: what is the status of Farms dues?**

* **Common Areas**

Barrett, please provide status on common area legal descriptions.

New Business

* **A new house is under construction on Liv Lane. SPM: was anything submitted for ARC?**

A new house is under construction at the end of Lacy in undeveloped property. **David** will investigate. * **SPM: have you received any notification of this construction?**

***SPM Drive-throughs: please follow c and r in regard to citing violations.**

***SPM: we need a night drive-through since several lights are not working.**

***Street light at Deer Crossing: Board approved removal of light at Deer Crossing.**

***Kim: please call Alabama Power to schedule removal of this light asap.**

***Truss Drive: Kim, please send a letter asking these property owners to join CHA.**

***Bill Payments: SPM pay bills in a timely manner.**

***Closing Fees: We have received several complaints in regard to the \$250.00 closing fee. We want to discuss lowering this fee based on realtor conversations.**

***Tax Returns**

SPM: provide copies of all income tax returns for each year of your Carrington tenure.

***Cooperative Agreement with Carrington Farms**

SPM: Please update the status of this review.

***Common Area in Estates**

SPC: do you have any discovery/information in regard to the owners of this common area?

Christmas Decorating

Saturday, Nov. 11, 9:00 am at storage unit. David will bring zip ties.

Carrington Christmas Gathering

Friday, Dec. 8, 7:00 – 9:00pm, Trussville Civic Center

Melvin will investigate photographer.

David will investigate catering options.

Amanda will investigate Santa and musicians.

Meeting adjourned at 8:57 pm.

Next meeting: July 10, 6:30 pm.