

Carrington Board Meeting July 10, 2017

Members Present:

David Bidy Amanda Klimko
Melvin Rohling Ed Harris
Jim Henry James Jackson
Mike Hand

SPMG Present:

Kim Coe
Karen Wigley

*** Indicates SPMG Attention**

Meeting was called to order at 6:30 pm.

June Minutes Reviewed and Approved with following comments/correction:

South Data is mailing agency used by SPMG.
Jim reviewed April financial statement, not May.

***Financial Report**

Jim asked about the -\$2800.00. Reply: this represents uncollected late fees.

Unpaid collections:

Maury Cobb – collection agent became stagnant. Denise reclaimed this task.

Process: Letter is sent to homeowner about unpaid debt. If no response in 10 days a letter of intent

to file lien will be sent. \$167.00 will be charged to HOA and then to homeowner's fee account.

Henceforth: SPM will draft **Letter of Intent** to homeowner stating to pay the lien or it will go to small

claims court in 30 days. Offer a payment plan opportunity.

CINC Program meets Jim's approval.

***Continuing**

1. Covenants Review – no report
2. Violations reviewed by Jim Henry.
3. Night drive through: July 4, 2017
4. Deer Crossing street light has been removed.
5. SMP is now paying Triple Care by direct deposit. Is holding Raindrops \$2700.00 payment until annual dues are paid.
6. SMP Home Closing Fee: this fee amount was changed in June, 2016 to \$50.00 for title transfer fee and to refile. Barrett made this decision following a call from Dustin voicing complaints. The board was not made aware of this change until tonight and we are appreciative.

Task Schedule

Cameras/computers in guard shack: no update

Entrance sign repairs: still searching for precast repair or cap

Entrance lighting: accomplished

Sprinkler (drip): not yet accomplished. Tool to turn sprinkler off when it rains has been installed.

Pavement Issues: no update

***Common Areas**

Kim said Barrett said that Mr. Acorn owns some property that we want to buy. David said Harwell had bought the property back. Dustin Reaves previously stated that the owner would give CHA the property but he did not have the legal description. There was discussion about the huge responsibility the acquisition of this property would impose on the HOA (upgrading, insurance, legal issues).

Street Concerns

Deer Trail has not been re-topped. Mike Hand stated that Deer Trail is being destroyed by rainfall. The road is lower than the gutters, therefore the gutters are not catching the water. Mike will call the city to report this problem.

***Cooperative Agreement-Carrington and Carrington Farms**

Farms will be billed for 1/6 of water, power, and landscaping costs. CHA will bill them annually. We will show them the overall cost and their share.

***Website** has been updated and will continue to be updated monthly.
carringtonishome.com

***Trees**

SPM will ask city about trimming trees, especially on Herring Lane. James also voiced concerns about trimming trees at the tracks.

***Carrington Farms**

How can we split water bill?
David said the Farms haven't paid their share in 4 years. Kim said Denise kept a back-up of the old system. She will review current landscaping bills to reassess front entry costs. David feels we can bill them only for the current year. Jim and Melvin feel we can go back to 2014. Melvin feels we should charge them for more than the front entrance. Final decision: CHA will bill Farms for 1/6 of water, power, and landscaping costs from year-end totals. We will bill them annually and will give them the overall cost and their share.

***Website**

Kim stated that the website is updated and that it will be updated monthly.

New Business

Carrington Letterhead Stationery is needed for communication with the city and other organizations.

Ideas included the Carrington entry sign, the Guard House, and the American flag.

Carrington Is Home Signs

Ed will handle the design and acquisition of carringtonishome.com signs to post at the entry/exit.

Holiday Gathering Plans for Dec. 1 Event

Everyone is asked to get their creative thoughts moving in regard to promoting this event and preparing effectively in regard to decorations, menus, and anything we can do to make this event a special one for our community. We will all have to be willing to dig in and work to make this a success, particularly in regard to decorating.

\$5,000.00 budget

David: caterer. He hopes to send caterer information to board members by Friday.

Melvin: photographer

Amanda: Santa and music

Please be prepared to dig into these plans in the next meetings.

Next Meeting: August 7 6:30 pm

Meeting Adjourned: 8:25 pm