

Meeting Minutes 4/20/2015

Called to order at 6:00. Present were Ron, John, Sonal, Patrick, and Nick.

Lawn service,

- Ron talked to model home agent about applying pressure with HOA to the developer to cut the front area grass. Needs to be done in the next day or two.
- Our lawn contractor stated that they intended to cut the rest of the common areas after they finished the entrance, but they got run out by rain. Will complete in the next couple days.
- John: [REDACTED] complained to BOD about the grass/weeds in the tot lot encroaching on his lawn. Asked if the tot lot grass can be sprayed. Motion to add tot lot and common area across the street to the Lawn Cuts contractor area of responsibility for spraying. Ron to get a price quote.

Ron called 5 contractors regarding power washing the fence at the entrance with 3 responses. 2 came back saying they have no reach from the existing spigot. One company with a truck said they would charge \$250.

KHov is complaining about the amount of dog feces near the mailbox. Need to put out the word.

KHov has not made lawn repairs to the strip by the road on Rowan Knight to fix damage caused by plowing.

Paint is peeling and chipping off the mailboxes... Should we explore getting them repainted? John to talk to Dutch about prior research. Put out the word in a newsletter and at meetings to keep solicitations off the mailboxes.

Complaints about the neighborhood mail carrier... Performance is dropping again. Sonal to solicit experiences from other residents.

Dues... Looking at raising dues 10%/year for next 2 years. Possibility is taking the additional dues collected to put into a special account for future pond maintenance. Dues will be ~\$200/year after 2 years. Suggestion from Pat to set a fixed amount to a fund specifically for pond maintenance contingencies, annotate in minutes and other documentation so this fund is tagged only for this purpose.

Sonal: erosion on creek behind tot lot was deemed by the county as not an issue. Need to reexamine this... BOD to check out property behind [REDACTED] house (original complainant) as well as tot lot.

Pat: Adding an informational notice with the newsletter regarding awareness of ARC rules.

ARC rules have been reformatted. (Signed at meeting by Pat, Ron, and John). Nick to scan and post to website. Need to get them to lawyer to enter in public record.

Sonal: What are the rules on subletting houses? Might have a house in violation...

Ron: Do we entertain KHov's request to rework the entrance area (plants)? Would really be nice if lighting would be reworked as well. BOD needs to approve of their plan...

Ice cream truck... do we do one? Ron to call Brusters to set up truck visit first week or two in May (8th?).

BBQ June 13 in the common area. Need to get it out in the newsletter.

Mobile HOA app... \$495/year. Looked at the website over the last month. Took vote to pursue for a trial year: unanimous yes. Nick to pursue.

Votes on HOA Management company: 49 No, 5 Yes. Case closed.

Need to mow lawns on the foreclosure houses. 20778 Colby is looking real bad. John to investigate using [REDACTED] \$50 nominal fee per house.

Next meeting tentatively scheduled for 12 May.

Meeting adjourned at 7:15.