Minutes

I. Open Meeting
   A. The meeting was called to order at 2:00 PM by Wayne Whitelaw. There were four directors present: Wayne Whitelaw, Mike Love, Perry Taggart, and Andy Scott. There were approximately 24 member households present. The meeting was held at the pavilion next to the pool.

II. Remarks from the Board
   A. President Wayne Whitelaw
      i. Stated Josh Franklin resigned the office of President and his director position on the board. As VP, Director Whitelaw became President.
      ii. Development options.
         1. Explained that after he became President, he acted to finalize the transaction to purchase the vacant lot 110 at the corner of Finch Way and Gold Finch Drive from Steve Rackley.
         2. Cited the board had previously agreed to purchase the lot but in June meeting members of the board wanted to wait until all board members were present before voting to finalize the transaction.
         3. Suggested the lot has value to the HOA to not be an “overgrown jungle”.
         4. Explained he acted on board authority and purchased lot 110.
         5. On August 12, 2019, Directors Whitelaw and Love withdrew $4,298.37 from the HOA bank account.
         6. On August 12, 2019, Directors Whitelaw and Love signed closing papers on the lot 110.
         7. Stated the initial agreement called for Mr. Rackley to spend $2,000 on recreational equipment for the lot.
            a. Explained that former Director Franklin had met with the county and there is concern the lot is not big enough to add amenities.
            b. Agreed for Mr. Rackley to pay the closing cost of $500 and smooth off lot 110 to match the lot across the street in lieu of $2000 for recreational equipment.
   B. Director at Large Mike Love.
      i. Remarked on the success of the board in collecting dues and reducing delinquencies.
      ii. Commented it is time for other members to step up and run for board positions at the next election.
   C. Treasure Perry Taggart.
      i. Explained the precedent set by the board is to make all financial transactions by check or auto draft.
      ii. Disclosed that two board members made a bank withdrawal on Aug. 12, 2019 in the amount of $4,298.37.
1. The other two board members (Directors Taggart and Scott) were not notified.
2. Directors Whitelaw and Love used the funds to close on the purchase of lot 110.
   iii. Expressed a need to modify HOA covenants to add an approval process for financial transaction not related to the day to day operation of the HOA.
   iv. Advised lot 110 has limitations for development per the updated building codes effective in 2017.
      1. Asked HOA member Al Carini to analyze lot 110 and potential for amenities.
      2. Mr. Carini reported the lot was not large enough to satisfy the code requirement for a 35-foot buffer from the property line for any amenities that would be considered a “structure”.

D. Secretary Andy Scott
   i. Nothing to report

Old Business
III. Approve Minutes from June 23, 2019 meeting
   A. Director Taggart made a motion to approve the minutes. Motion second by Director Love.
      i. Motion passed 2-0. Directors Whitelaw and Scott were not present at the June 23 meeting and recused themselves from the vote.

New Business
IV. Members vote on including Phase V (3 lots) into HOA
   A. Phase V is at the end of Nightingale St and is being developed by Gary Harrison
   B. If not admitted to the HOA, the houses will not abide by the covenants and could blemish the overall look of the neighborhood.
      i. HOA building code is stricter than county code regarding size, appearance, etc. Developer agrees to be added to HOA.
   C. Director Whitelaw addressed concerns from several members about the cost. Stated the only cost to the HOA would be the cost of filing the paperwork.
   D. A vote was put to the HOA members present at the meeting
      i. 21 votes for and 0 votes against.
      ii. 3 lots will become part of Finch Landing HOA.

V. Directors vote to make the current Director at Large the Vice President
   A. By laws are silent on who would fill a vacant Presidency if there is not a Vice President.
   B. Director Taggart cited past precedent where newly elected directors fill the position of Vice President.
      i. Stated if the Director at Large is made the Vice President, any person elected or appointed to the fill the vacancy would not have an opportunity to become the Vice President.
   C. Director Whitelaw made a motion for the current Director at Large to become the Vice President. Director Love second the motion.
      i. Motion failed with a vote of 2 – 2. Directors Whitelaw and Love voting for and Directors Taggart and Scott voting against
VI. Directors vote to make an appointment to fill Josh Franklin’s unexpired term.
   A. Director Whitelaw expressed the position should be left vacant to avoid the added cost of refiling the paperwork with the State. Also expressed concern any appointment could be considered cronyism.
   B. Director Taggart cited three separate emails to the board from HOA members Matt McCoy, Mike Harrison and Al Carini. Each stated their interest in filling the vacant director position.
   C. Director Scott made a motion to make an appointment to fill Josh Franklin’s unexpired term. Director Taggart second.
      i. Motion failed with a vote of 2 – 2. Directors Scott and Taggart voted for and Directors Whitelaw and Love voted against.

VII. Directors vote on electrifying entrance sign at Sparrow Lane
   A. Director Whitelaw stated there is no cost for the EMC to run electricity to the sign. Total cost for the permit, electrical panel and lights is estimated at $1250.00.
   B. Director Love made a motion to electrify the entrance sign at Sparrow Lane. Director Whiteal second the motion.
      i. Motion passed with a vote of 4 – 0 in favor.

VIII. Directors vote on budgeting $250.00 for Christmas decorations for entrances and appointing a volunteer to purchase, install and remove decorations.
   A. Suggestion from members to increase the budget to include $250.00 for each entrance ($500 total).
   B. Director Love made a motion to purchase Christmas decorations with a budget of $500.00, $250.00 for each entrance.
      i. Motion passed with a vote of 4 – 0 in favor.

IX. Directors vote on replacing electric service panel in the pool house.
   A. Panel has corroded from the off gassing of pool chemicals stored in the room.
   B. Director Whitelaw has a quote to replace the panel for $1650.00.
   C. Director Scott made a motion to replace the electrical panel. Director Whitelaw second.
      i. Motion passed with a vote of 4 – 0 in favor.

X. Directors vote on replacing access panel at pool entrance.
   A. Director Whitelaw followed up on a discussion during a meeting in the spring. The pool access keypad has outlived its life expectancy. Presented an estimate of $854 to replace the control box in the pool house and the keypad.
   B. Director Scott made a motion to approve replacing the access panel at the pool entrance. Director Whitelaw second.
      i. Motion passed with a vote of 4 – 0 in favor.

XI. Directors vote on trimming trees at both entrances including removing the cherry trees and replacing with shrubs.
   A. Director Whitelaw presented an estimate to remove the cherry trees at the Finch Way entrance and cleaning up the canopy of the Oak Trees hanging over both entrance signs.
      i. $1800 to trim and remove debris.
      ii. $33 to plant holly berry shrubs.
   B. Directors Taggart and Scott expressed concern about ownership of the property the oak trees are on.
      i. The directors had prior discussions regarding trimming the trees and no one knew the location of the property boundaries.
ii. When asked if we had permission from the adjoining property owners to trim/remove the oak trees, Director Whitelaw said no.

C. Director Whitelaw made a motion to trim the trees at both entrances and remove the Cherry trees at the Finch Way entrance. Director Love second.
   i. Motion failed with a vote of 2 – 2. Directors Whitelaw and Love voted for and Directors Taggart and Scott voted against.

XII. Directors vote on landscaping lot by the pool to include hedge at Warbler Drive property line, creation of two grass areas by plantings, paths and benches, and installing a gazebo.
   A. After brief discussion, Director Taggart made a motion to table agenda item XII. Director Whitelaw second.
      i. Motion to table passed with a vote of 4 – 0 in favor.

XIII. Directors vote on removing trees at the pool.
   A. The roots from the Water Oaks between the pool and Finch Way are growing under the sidewalk and the deck of the pool creating potential for damage. The fallen leaves also present a challenge keeping the pool clean.
   B. Maple Trees between the pool and Raven Ridge are shading the grass and the fallen leaves present a challenge keeping the pool clean.
   C. Director Whitelaw presented two quotes. One quote was for $1400 and the other was for $3400.
   D. Director Taggart stated he was getting a quote to remove the trees included in a project to expand the pool parking lot.
      i. Directors Taggart and Scott communicated a desire to wait for Director Taggart’s quote to compare with the two presented.
   E. Director Whitelaw made a motion to approve removing the trees at the pool. Director Love second.
      i. Motion failed with a vote of 2 – 2. Directors Whitelaw and Love voted for and Directors Scott and Taggart voted against.

XIV. Directors vote on building additional parking at the pool.
   A. Director Taggart presented an overview of a project to expand the parking at the pool. The information needed to vote on expanding the pool parking area was not available at the time of the meeting.
   B. Director Scott made a motion to table agenda item XIV. Director Taggart second.
      i. Motion passed with a vote of 4 - 0 in favor.

XV. Establish next meeting date
   A. The next meeting will be on a date to be decided.

XVI. Close Meeting
   A. Director Whitelaw adjourned the meeting at 4:07 PM.