

Finch Landing Community HOA

Called Meeting Notes

06/25/23 2:00PM

I. President's Welcome

- Perry Taggart opened the meeting by introducing each of the members of the HOA Board of Directors and their jobs/contributions.
- Perry asked from each of the HOA members that if there are questions for the HOA Board; please do not start the conversation on Facebook. Instead ask questions of the Board of Directors by sending an email to the Finch Landing HOA website (board@finchlanding.com) to ask the question first.
- Perry then turned over the meeting to Al Carini and Tommy Kelley.

II. Al Carini began by discussing the Warbler Drive new homes.

- Today Tommy and I will be talking about some new home construction that is planned to take place at the cul-de-sac located at the end of Warbler drive.
- We know that there have been some rumors and inquiries regarding this, and we wanted to have a meeting to let you know exactly what is going on.
- First, I want to give you some history as to what has gotten us where we are today, or at least my understanding of it.
- When the Finch Landing Development was first begun more than 15 years ago the landowner and developer planned to build the community in phases. Over the years phases 1, 2,3 and 4 were completed. Phase 5, which apparently had been planned in the area at the end of Warbler Drive was never completed.
- Several years ago, ownership of the land beyond the cul-de-sac at the end of Warbler Drive and extending to Geiger Road changed hands and is now owned by Darlene and Kirk Vaniscak. They live in a large house located on this property.

- A few years ago, they contacted the HOA Board and expressed an interest in constructing a few new houses in the cul-de-sac at the end of Warbler Drive, and they wanted to have these new houses become part of the HOA.
- They were provided with our architectural guidelines and given information about dues, etc. The HOA Board requested that they contact the Board when they were ready to build so that the HOA members could vote on accepting new HOA members.
- Almost 2 years ago, they had discussions with the Board regarding problems with their plans to build the new houses. The Board investigated the situation and verified the problem as being a mistake by the County in that the County recorded ownership of the cul-de-sac as belonging to an HOA member. This meant that the proposed new homes could not be built as there would not be access to them from Warbler Drive
- The problem with the recorded ownership of the cul-de-sac was finally resolved a few months ago, and the cul-de-sac is now part of Warbler Drive, which is a county road. This meant that the Vaniscaks could now go ahead with their plans for the new houses to be constructed.
- Because of the rumors and inquiries regarding this situation, Tommy and I contacted the Vaniscaks to determine their plans regarding the construction of the new homes.
- We had a telephone conference call with them a few weeks ago. They were very pleasant and when I asked them if they had recently had any discussions with anyone associated with Finch landing, they said that they had not spoken to anyone for more than 1 and a half years.
- I will let Tommy go over the points we covered during that call.

- Al Carini and I held a conference call on May 17, 2023, with Darlene and Kirk Vaniscak about the vacant property at the end of the unfinished Warbler cul-de-sac.
- They want to build houses on this property to utilize the cul-de-sac.

- They have contacted surveyors to assess the land for suitable building plats.
- They are interviewing builders from the area.
- They told us that they are considering several houses based on a minimum .75 acre lots depending on the survey results.
- They discussed 2 story houses around 2600 sq. ft.
- They said that they were going to build the curbs and gutters and sidewalks for the cul-de-sac and “hopefully” have everything ready for the county paving of the subdivision in 2024.
- They said they want to be a part of the HOA.
- When they have the plat survey completed and have selected the plans, they will submit the plans to the HOA board.
- They said they would notify us when they are ready to start building and we will schedule a Finch Landing HOA member meeting to vote on approval/disapproval of accepting the homes into the HOA.
- The owners felt that it would benefit us all to have the homes as part of the HOA.
- The vote will NOT BE whether they will build the houses or whether they will utilize the cul-de-sac. We cannot control whether they build the homes on their property or whether they access the Warbler cul-de-sac. (County owned cul-de-sac.) The vote will be to accept / reject the homes from the HOA.
- The benefits of accepting the homes into the HOA will be:
 - i. HOA control of architectural specification.
 - ii. Added members to the HOA.
 - iii. Homeowners will be bound by the HOA covenants.

III. HOA Members discussion

- There were concerns about the quality/value of the homes being built.
 - Board responded that if the homes are in the HOA, they are bound by our architectural guidelines and the homes will be at the very minimum the quality of our homes.
- There were questions about who was going to finish the cul-de-sac.
 - The owners of the property are responsible for completion of the cul-de-sac.

- There were questions about whether the owner of the property would be bound by our covenants.
 - Board responded that if the homes are allowed into the HOA, they will be bound by our architectural guidelines and covenants.
- There were lots of discussions by members who said, the county had approved the building of homes and the zoning of the land to residential beyond the cul-de-sac. There was also a discussion by members who said that there had already been voting of the Board of Commissioners on the building of homes at the end of the Warbler cul-de-sac. Some members said that the owners said they could get 4 houses into the cul-de-sac.
- The HOA board discussed that we have no control over whether they build homes on their personal property or whether they utilize the road as it is a county road. We only have control of the what type house is built if the homes are a part of the HOA.

IV. Closing thoughts

- As we adjourned the meeting, it seemed as though the meeting was a positive, productive meeting that had a lot of participation from the community.
- We said that a scheduled voting meeting will be announced when the owners are ready to start construction. We will, at that time, vote to accept / reject the homes from our HOA.
- We closed the meeting with: When we have more information about this matter, we will share it with you as soon as possible.