



Welcome Home

HOA Members Meeting Minutes 02/22/23

Call to Order: 6:34 PM

Attendance: Amy, Michelle, Ashley, Bryan, Carlos

Agenda Items

1. Board Members Elected
 - a. Michelle Parsons – President
 - b. Bryan Byrd – Co Vice President
 - c. Carlos Cabrera – Co Vice President
 - d. Amy Williams – Treasurer
 - e. Ashley Mortimer - Secretary
2. Voting results on Changes to Declarations
 - a. All proposals passed and to be sent to lawyer to file
3. Violation letters –
 - a. Letters to be sent for extra building material, trailers, parking on grass, landscaping, late dues, overall maintenance of property.
 - b. Process is:
 - i. 1st Step - Verbal warning/conversation by Board member or Kevin from ACC,
 - ii. 2nd Step – after 2 weeks if violation is not resolved then official Courtesy Letter sent with specific dates for compliance.
 - iii. If violations are still not resolved by specified dates, then a 2nd letter will be sent with final deadline and violation fees to be assigned if not resolved.
4. Mailboxes
 - a. Still short one mailbox due to one property outside HOA having a key and box. Board has emailed company numerous times with no reply. Board will continue to work on this issue.
 - b. New locks have been purchased for new boxes to be installed when ordered.
5. Financial Update:
 - a. Proposed HOA Dues of \$350 per year approved. HOA Dues are due July 1st of each year. Late fees will be applied if not received by August 1st \$25 fee to be applied each week starting on August 1st until dues are paid in full.
 - b. Easter budget approved. September 28th is National Good Neighbor Day; July 4th event will be planned.
6. HOA Board meeting dates are set for the months of May, August, November and January.



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7. ACC Member Update: Susan Cook resigned and Cody Warner was recommended for ACC and accepted.
8. To Do:
 - a. Michelle send out violation letters, contact lawyer about documents to file
 - b. Amy make labels for mailing
 - c. Bryan and Carlos talk to Hencken about houses and new driveways on Ben Day

Adjourn: 6:59PM

M. Parsons

President

Bryan

Vice President

Carlos Cabrera (approved via call)

Assistant Vice President

Amy Willis

Treasurer

A Mortimer

Secretary