



Welcome Home

HOA Annual Meeting Minutes 1-30-22

1. Call to order
 - a. Quorum formed (10 members)
 - b. January 30, 2022 @ 6:03 – 6:56 pm
 - c. Board Member Attendance – Amy, Michelle
 - d. Community Member Attendance – See sign in sheet
2. Welcome and meeting norms
 - a. Cell phones on silent
 - b. Raise your hand
 - c. Kind and courteous
 - d. Open items at the end are available – 5 minutes per person
3. Treasury report (Treasurer - Amy)
 - a. Current balance – \$23,286.14 Account summary has been provided in your handouts if you want one.
 - b. Recent expenditures - 2021 Account Summary - \$14,000 in dues (rounded), expenditures were more than usual this year than any other at roughly \$19,000 (rounded) which has put us in the negative.

Question from member: Since we were in the negative, are we still expecting to stay at \$300 for dues or will this be raised? Answer: The proposed 2022 budget does increase dues by \$50 but the new Board will be the ones to address this. Dues are still due by July 1, 2022. Please be prepared to have those turned in on time.

Question: What are the areas considered common property as far as what the budget covers for maintenance? Question answered.
 - c. Proposed 2022 Budget developed and available for anyone to view.
 - d. Raise annual dues – Addressed above.
 - e. Upcoming expenditures – The road coming in where the Hencken Ranch sign is, is the responsibility of the HOA per our CCR's. Road repairs are inevitable. The new Board should re-evaluate the costs and take in consideration inflation.
4. Management Company Information Researched – A management company does not negate a Board. The Board is still required to have oversight of the management company and are still responsible for attorney fees.
 - a. Bids were received for management companies. The lowest bid received was \$400 + additional fees that add up to \$600 - \$1000 per month.
 - b. The cost does not fit the budget based on how small the neighborhood is and how expensive management company's cost but will forward the information to the new Board.



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5. ACC update

a. The common violations below were discussed. If you are in violation, expect a courtesy call from the ACC. Please review the common violations and make corrections if needed. Variances are allowed if approved by the ACC. If there are denials from the ACC and a member can appeal that decision to the Board. The ACC should be working with our members to get plans approved not against them.

- i. **Building supplies in people's backyards**
- ii. **Trailers parked in driveways or back of property**
- iii. **Builder trash and debris**
- iv. **Parking on the grass**

6. 2021 HOA Board Accomplishments:

- a. Adopted Bylaws and are recorded as required.
- b. Filed all federal taxes from 2018 – 2020.
- c. Filed our Management Certificate
- d. Created a sustainable financial system and we have a CPA.
- e. Created and have maintained an HOA website, email and social media pages. These will be used for notifications of meetings.
- f. Held several community events: Easter egg hunt, July 4th hotdogs, snow cones
- g. Created a violation notification process: Kevin, the ACC leader introduced. The violation notification process is a courtesy face-to-face conversations or phone call, an official letter will be mailed then the Board may levy assessments for non-compliance (Please see our CCR's, Article VIII – Assessments and Article X, General Provisions, 10.03 Enforcement).
- h. Secured insurance

7. Scheduled Agenda Items

- a. Update and verify HOA Member Roster – must have your initials
- b. New HOA Board Member Voting – Directions for the vote were explained. The ballot states to vote for up to 5 candidates. Each ballot must have your signature. There is a locked box to drop your ballot in. The Bookwalters have agreed to manage the voting. They will be the only ones who access to the ballots. The Bookwalters will calculate the results in the privacy of their own home. They will notify the Board of the results. Question/Clarity from AI requested due to a misunderstanding that members could pick up to 5 people on their ballot. Members who attended the meeting were allowed to submit a new ballot if they wanted to. New ballot would be marked with "revised" so the Bookwalters would know which to count.

8. Calendar Updates: The new Board will schedule the next meeting based on the requirements of 3 Board meetings per year according to the Bylaws. Board meetings are open, but members do not have to attend.



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9. Open meeting items for members: 1). David would like anyone interested in an HOA softball team to contact him. 2). Concerns with drainage in the cement drainage ditch between the last 2 homes on Cutter Corral. Board asked Bryan to email pictures so we can address the concern. Meeting adjourned at 6:56 pm.

If an error or conflict with the recorded Declarations is presented or omitted in these handouts or information given at this meeting, the recorded Declarations prevail. The information presented in this handout is a best effort from the board to communicate with HOA members. It is the responsibility of HOA members to know and be aware of all recorded Declarations. Thank you.

M. Parsons President
Michelle Parsons

Amy Williams Treasurer
Amy Williams