

September HOA minutes

Meeting 9/13/2016 @ 6:30

In attendance: William Gee, Ansel Garrett, Bryan Capes, Kim Bjork, Rick Standridge, Brett Abee, Chris and Connie Hamlet

There were no pending/open items from previous meeting to address.

Items discussed: The Annual meeting, need for newsletter and proxy to be sent out, date and menu for the annual meeting, budget, HOA, Dues, Lake access, improvements and recruiting additional board members.

Annual meeting set for **November 5th**, we will eat @ **Noon** with the meeting @ **1:00**

We will set up a Face Book event on our neighborhood page as a reminder and to encourage attendance.

Menu: BBQ, hotdogs, chips, water. Attending board members will provide various items along with an item to donate for the raffle. We are asking residents to bring their own drinks and a side or desert.

We will meet again on **October 25th @ 6:30** to finalize the annual meeting details and adopt the budget for 2017.

Connie will obtain the proxy and newsletter template from our previous secretary so we can have them printed and delivered to residents within the next 2 weeks. All members in attendance agreed to speak to at least one resident in an attempt to increase participation in HOA. If we cannot maintain HOA board members we will be forced to turn it over to a management company. All board members agreed this would not only increase our annual HOA dues, but will result in the residents losing control of decisions and actions that could likely negatively affect them.

Kim will update our directory as we have had several homes sell this past year.

There are 3 residents that have not paid their dues, Kim will send out the 90 day letters this week and if not paid by 10/3 they will be sent to collections.

ACC news, we have had many requests for roofs, paint. Very few issues have been identified, the biggest problem noted were homes with missing shutters, Brett will be sending letters to those residents.

Common area passes, after much discussion regarding what constitutes a guest and what does not, how many passes and how or who should display them, the passes and rules for them were adopted by a majority vote (2 opposed / 6 agreed).

One pass per resident will be issued each year to residents that are current on their dues. The passes will have your name, address and phone number on them. If you are in the common area, the pass would need to be displayed in your vehicle or on your person. Your guests can be in the common area without you, however they must have the pass with them. If not, they will be asked to leave and can return once they have the pass in their possession.

The lake was a big topic at the meeting and as our main amenity, all in attendance agreed that some of the 2017 budget should be set aside to improve the lake quality. Bryan agreed to obtain a couple bids from companies that will analyze the lake and advise what the best choices are for stocking the lake.

It was approved via majority vote to pay our landscaper for the repair of two sprinklers, the agreed amount \$50.00.

Meeting adjourned @ 8:33