

Annual HOA Meeting 2.6.2024

Tuesday, February 6, 2024 6:51 PM

UNAPPROVED

Meeting called to order at 7:03pm. Enough members attending for a quorum.

First item on the agenda was approval of last year's minutes. Motion was moved, seconded and approved by members.

Second item on the agenda was the treasurer report and budget review. Scott reviewed the budget for the members. Operating expenses were at a deficit of \$400 last year. This was due in large part to lawn maintenance. We had to change providers this year and the cost went up. We also had to redo mulch that had not been done in several years as well as remove some dead trees. Our reserve increased last year as we did not tap into it. For the upcoming year, our budget is running right at the margin. We should; however, still have an increase in the reserve. Our lawn costs will go up slightly this year and our pond maintenance will as well with the dry pond fixes that we did.

Question was raised on the amount of billing for December on landscaping and Scott reviewed how the budget is done by accrual but we are billed by Envision monthly. The budget shows \$0 cost for the first 5 months of the year and then accrued at the end of the year.

Question was raised about the cost of the dry ponds. Scott explained that the county did the work and the cost was \$48,000. There were some funds available but the rest were assessed to each of the residents. The 6 month special assessment is roughly \$54 per home and after 2024 the assessment will end and the cost will have been recouped by the county.

Question was raised about sign maintenance in the budget and Scott discussed that the signs up front will need some concrete work sooner rather than later so we are budgeting for that so we are not surprised and not have the funds in the budget.

Scott moved on to the reserve and discussed how any work within the ponds will have a very large cost. In order to build a reserve to cover these costs in advance, we would need to increase the dues significantly. The board/trustees recommend letting the county take care of the work and then assess our residents in property taxes like was done this year for the dry pond work.

Tom reviewed the quality of work of the lawn care. There was a question about the bushes at the Wild Lily entrance that need removed and those bushes are slated removal this spring. Another question was asked about the weeds in the roundabouts and GSI should be spraying that so Scott will follow up with them. Tom also reviewed the dry pond work that was done. The county is also supposed to be dredging out the ditches and unfortunately we are at the mercy of them to get the work done.

Question was asked about further expansion of the neighborhood. Doyle has been slowing way down and not building much. It is just a matter if someone wants to buy the property and build with him.

One outstanding project item that we have is electrical work at the front of the neighborhood at Red Leaf. We have been working to figure out what is needed to properly repair and that will happen in the spring.

Trina discussed the HOA updating the email addresses to have specific Crimson Hollow emails vs personal email addresses for the trustees and board members. She also let everyone know about the new road cut through with Coventry Glen. There is no property for us to put up a Crimson Hollow sign. We will reach out to Doyle to try and figure something out but Doyle has been extremely unresponsive. We are also trying to figure out a place to put a license plate reader camera like we have at the front of the neighborhood.

Next agenda item were the deed restrictions. Our deed restrictions do not allow us to fine but they do allow us to go on property and remedy any violations. Even if we have not done anything in the past does not mean that we cannot do something in the future. Another option is for us to sue the resident that is in violation to have the violation remedied. The deed restrictions give each individual member the right to sue to correct a violation in addition to the HOA doing it as well. While the board wants to ensure that the neighborhood looks great, there are risks to doing either of the options to correct violations. The HOA would like some input from the residents as to how they would like the HOA to handle. The violations we see the most that people notice are boats and trailers. Other violations like trash cans typically are fixed quickly. There are about half a dozen residents that are habitual offenders with boats and trailers. The HOA will redistribute the updated deed restrictions that were sent out about 18 months ago and add language about the options that the HOA does have to remedy any violations.

Question was raised about updating the deed restrictions. The issue in the past has been that we need 75% of the members approval to make any changes to the deed restrictions. Can we send out a vote and have it automatically be an affirmative vote unless you return it with a no? We will check to see if this is an option.

We will also be sending a letter to residents who need to put trees in their yards. Doyle does not put them in and is leaving it up to the residents to complete. We will give everyone ample time to get this done. We will also look into having a vendor do it as a group to discount cost and possibly get them all installed at the same time.

Tom asked the members to let us know if they would like to have a summer activity such as a Lemonade truck or Ice Cream truck. Adam let the members know that the HOA will again not sponsor a neighborhood garage sale and allow the members to coordinate on their own again as was done last year. The HOA has signage available for use if anyone wants to use it.

We moved on to trustee voting. We had one additional volunteer, Jamie. All current trustees were voted back in as well as Jamie. Adam made an additional requests for volunteers for architectural committee and social media moderation.

Meeting was motioned to adjourn, seconded and approved at 8:11pm.

- ☐ Resend the deed restrictions out in the spring
- ☐ Review the template letters that we have to send to any violators
- ☐ Look into an automatic affirmative vote to change deed restrictions
- ☐ Send letter to members who do not have trees in their as needed by the deed restrictions



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