

Daves View at Martins Bluff Homeowners Association Official Meeting Minutes

Meeting Details

- **Date:** February 4, 2025
- **Time:** 6:19 PM
- **Location:** In-person and remote attendance options provided, though no attendees joined via Zoom.
- **Called to Order by:** Sean Steinebach
- **Attendance:** Board members and homeowners present:

Sean Steinebach, President

Gary Caudill, Secretary

George Bazarko, Treasurer

Gloria Uhart, Board Member

Additional Homeowners in Attendance:

Mark Uhart, Dick Wenger, Lydia Work, Bill Peterkin, Todd and Jan Rush, Jim and Stephanie Moore, Jim and Shelly Bauserman, Rich Wood

Approval of Meeting Minutes

- **Minutes Reviewed:** December 2024 and January 2025
 - **Discussion:**
 - December minutes were revised based on Gloria's feedback and found satisfactory by all members present.
 - Errors noted in January's minutes regarding differentiation between physical attendees and Zoom participants. This will be corrected.
 - Motion was made to approve both sets of minutes (with January requiring further amendments).
 - **Motion:** Approval of both sets of minutes
 - **Seconded:** Yes
 - **Status:** Approved, pending corrections to the January minutes.
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Committee Updates

Architectural Review Committee (ARC)

- The committee reported minimal recent activity, except for one homeowner finishing construction work.
 - A homeowner's request to install a gate had not yet progressed.
 - Clarification was provided on ARC deposits and fees:
 - ARC requires a \$1,000 refundable road deposit and a \$250 plan review fee.
 - Deposits are refunded if no road damage occurs.
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Road Maintenance Committee

- **Past Repairs:**
 - Background provided on a significant repair project at the Mountain View Road and Days View intersection.
 - This project involved drainage issues caused by water pressure buildup beneath the road, leading to extensive damage.
 - Repairs included removal of contaminated asphalt, installation of French drains, and new road surfacing, with a total cost of approximately \$68,000.
 - **Current Issues:**
 - Cracks up to three-quarters of an inch wide were noted on Windy River Road due to potential earth movement.
 - Urgent crack filling and resealing are needed in multiple areas.
 - Two intersections (Days View Drive and Mountain Road; Wilson Ridge and Mountain Road) were identified for further assessment and potential repairs.
 - **Committee Operations:**
 - A chair for the Road Maintenance Committee needs to be appointed.
 - Board members and homeowners volunteered to assist with surveys and measurements for repair planning.
 - A request for proposals (RFP) will be prepared once surveys are completed.
 - Estimated budget per square foot for road work ranges from \$8 to \$10, depending on conditions under the asphalt.
 - **Budget Allocation:**
 - Remaining funds from the annual assessment will be prioritized for road maintenance.
 - An estimated \$8,300 will be allocated to repair Days View Drive before significant alligator cracking occurs.
 - **Action Items:**
 - Survey and crack assessments to be completed by March.
 - RFP for road repairs to be issued by the end of May to secure contractor availability by mid-July.
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Gate Enhancements and Community Beautification

- **Gate Discussion:**
 - Some homeowners see the value in moving the gate to the community entrance to improve property appeal.
 - Others raised concerns about skateboards and bicycles bypassing the gate.
 - The gate is currently owned by a current resident of Phase 1 (Frank), who might consider donating it to the HOA.
 - **Community Markers:**
 - Realtors suggested that physical markers at phase boundaries could enhance the community's appearance.
 - Discussions on landscaping improvements to increase curb appeal included ideas like drought-tolerant plants near street signs.
 - **Next Steps:**
 - Further discussions with phase one homeowners are needed to gauge interest in a new gate location.
 - Proposals for beautification projects to be developed.
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Financial Updates

Account Structure

- The Treasurer reported changes to HOA accounts to improve tracking and interest earnings:
 - Renamed accounts to reflect purposes (e.g., "Annual Assessments Account").
 - Moved \$100,000 from business savings to the special assessments account.
 - Simplified checking account operations by maintaining a minimum balance.

Interest Optimization

- **Current Interest:** Most accounts earn only 0.25% interest.
- **Suggestions:**
 - Explore higher-yield options like money market accounts or certificates of deposit.
 - Ensure that funds for reserve deposits earn competitive interest rates while maintaining accessibility for road repairs.

Road Deposit Account:

- A separate account is required by law to manage road deposits and interest payments to homeowners.
- Current account balance needs verification and proper reallocation.

Accounts Payable & Receivable

- **Recent Payments:**
 - \$8,500 paid over the past three months for PO box rental, insurance, and landscaping services.
- **Recent Deposits:**
 - Interest earnings, final annual assessments, and road assessment payments totaling approximately \$2,100.

Outstanding Payments:

- One annual assessment payment remains outstanding.
 - The Treasurer is investigating a potential deposit discrepancy involving one missing check.
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Legal Counsel

- **Firm Contacted:** Jene McCoy (company unspecified)
 - **Proposed Fees:** \$450 per hour, \$2,500 retainer
 - **Action:** Awaiting further details on scope of services and recommendations.
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Community Directory and Website

- **Directory:**
 - Six or seven households have responded to the directory initiative.
 - Responses will be compiled and shared with participating households next month.
 - **Website:**
 - The website is operational and updated with board member information, meeting schedules, and community documents.
 - Larry Hamilton is assisting with website management.
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Noxious Weeds and Lot Maintenance

- **Issues:**
 - Invasive plants, such as blackberry bushes, continue to affect road easements.
 - There is a need for better homeowner compliance with landscaping maintenance rules.
- **Discussion:**
 - A 2018 enforcement policy outlines notification and compliance procedures.
 - Board members emphasized the need to communicate these expectations and provide a grace period for homeowners.
- **Action Plan:**

- Locate and redistribute the 2018 enforcement policy.
 - Notify homeowners of maintenance expectations and provide a compliance timeline.
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Annual and Special Assessments

- **Proposal:**
 - Increase annual assessment from \$725 to \$795 to cover operational needs and future expenses.
 - Implement a special assessment of \$700 to fund road repairs and build reserves.
 - **Discussion:**
 - Board members debated combining both assessments into a single annual payment to simplify budgeting.
 - Concerns were raised about potential pushback from homeowners on large lump-sum payments.
 - **Motions:**
 1. **Annual Budget:** Approved at \$28,652, with assessments set at \$795 per lot.
 2. **Special Assessment:** Approved at \$700 per lot, applicable to all 42 lots.
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Other Business

- **Reserve Study:** The Board will research firms to update the reserve study.
 - **Community Communication:** Visual presentations at the next meeting will illustrate the need for assessments and repairs.
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Executive Session

- The Board entered an executive session to discuss sensitive matters privately.
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Adjournment

There being no further business, **President Sean Steinbach** called for adjournment.

- A motion to adjourn was made, seconded, and unanimously approved.
- The meeting was officially adjourned at **7:38 PM**.

Respectfully Submitted,
Garrie Caudill, Secretary
Daves View at Martins Bluff Homeowners Association

