Cabin Branch Forrest HOA meeting 4/15/2021

Meeting called to order at 7:00pm

Attendance:

Tom Vestal

Jason Yard

Dan Hibbard

Jim Clute

Sarah Young

Cliff Miller

No homeowner walk up issues

Review of Protective Covenants & Guidelines

* Review of selective enforcement guidelines
* All changes to the protective covenants and guidelines would need to be approved by the lenders holding the mortgages of the homes in the neighborhood

Discussion of items brought up at the annual meeting

* Discussed the issue of changing the by laws to allow for above ground pools and sheds on individual lots
* The board is going to define exactly what the difference between an above ground pool and a toddler waiting pool
* TJ is going to put together some specs on what is considered a toddler pool

Enforcement rules covenants:

* We need additional volunteers to help us with inspection and enforcement of the bi laws
* Looking for increased accountability and visibility for uniform enforcement to avoid selective enforcement
* Discussed historical usage of outside contractor to conduct inspections – this was a big expense and provided little value
* Specifically discussed the need to have regular enforcement on items such as down spouts and driveways that are damaged and need to be repaired or replaced
* ARC will give the board this years spread sheet of violations so we can start assessment

Meeting minutes from previous meeting approved unanimously

Treasurers report and Financials

* Only one home in the neighborhood has yet to pay annual dues

Common Area Maintenance:

* We need to get a contractor to power wash the fence and the Gazebos outside of the community
	+ Sarah to look into getting quotes
* Bike Path:
	+ Need to get a contractor to replace the damaged sections and crack fill and reseal the path
	+ Amended scope of work to be completed
	+ Jim and Dan to tag team this item
* Trees along the bike path between home owner fences
	+ Neighborhood beautification and erosion protection
	+ Jim to get several quotes
* Playground
	+ Pest now has treated the lot and we will get an updated schedule
	+ Equipment seems to all be in working order
* Trash
	+ Everything seems to be being picked up recently
	+ No issues with missed pick ups

Website:

* No updates or pending issues with website
* Need to add an H to the new board member’s name

Open Forum

* Community Yard Sale – Sarah to reach out to Judy to help schedule
* Looking to schedule the community block party for a fall date in September – Sarah to set a date

Next board meeting set for June 3rd from 7-9pm

Meeting adjourned 8:33pm