

The Villas at Aledo Homeowners Association, Inc

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February 12, 2023

Agenda:

- Roll call:
Eric Gee, Eric Henderson, Morgan Lugo, Judy Hill, Angie Thompson, Melissa Handley
- New HOA laws:
 - We will not have control over security measures at a homeowners house, such as a perimeter fence.
- Need to have a HOA meeting with all residents.
- Need to set up fines and/or consequences for violating HOA covenants.
 - Scott checking on state rules for HOAs.
 - Need to set up a fine structure.
 - \$50 first offense
 - Goes up \$50 each time after seven days
 - Cap at \$250, every offense after is \$250
 - Lein will be placed if fines in arrears of \$1000 or more
 - Each offense is a separate fine
 - \$150 for certificate of resale
- Parking still an issue:
 - Who can park on the street and who cannot?
 - How long?
- Neighborhood Meeting:
 - When- 6:30pm, week of March 21st as possible
 - Where- Aledo Community Center- Judy will contact or Branch to Hope as backup.
 - Topics- road needs major repair, increase in dues to cover major issues: gate, lanterns, fence belonging to HOA, retaining wall.
 - Need agenda set up before the meeting.
 - Email time and date
- May need to raise dues to cover the cost of many of the major issues in the neighborhood.
 - Need to raise the limit, have to check on the percentage allowed by the state.
- Community Garage Sale
- Community Spring Clean-up