

McCarley Downs & The Pines Homeowners Association



McCarley Downs HOA
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P.O. box 470
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Website: mccarleydownsandpines.org
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Community HOA Meeting called to order on April 10th, 2024, at 8:05 pm.

• President and/or VP opening remarks:

- There have been concerns shared with Board regarding street parking and yard maintenance. The Board has reached out to residents that are parked in the street and a message was shared regarding yard maintenance expectations. The Board will give residents a few weeks to correct any discrepancies and then formally address those discrepancies that are not remedied.

• Treasurer report:

- Opening Balance March 2024: \$55,280
- Deposits - \$5,250
- Expenses - \$1,442 (major expense was street sign repairs)
- Balance 29 February - \$59,088. (85% of homeowners have paid their annual dues)
- Treasurer recommended the Board consider keeping 1 year of normal operating expenses in reserve which is approximately \$20-25,000. Monthly financials have been posted to the website.

• Architectural Control Committee:

- There were two ACC requests for a pool installations, which were approved. There is a pending request for the building of a garage and one pending request for a tree removal.

• Old Business:

- The quote for the pavilion being considered on the HOA property by the mailboxes is \$26,000

• New Business:

- Community yard sale will be April 13th. HOA will put out signs to help improve sales.

• Secretary/Community Activities:

- Nothing to report.

• Resident Comments:

- A resident asked if they would need to formally request for a fence extension if the pavilion were to be built or if they could just put on up for privacy. The Board stated that a formal request would need to be sent for consideration.

Meeting adjourned at 8:30 p.m., next Board Only meeting will be May 1st, 2024 at 8:00 p.m.

Respectfully,
The McCarley Downs & The Pines HOA Board