

Date: 06/30/2022 Location: Zoom

Meeting ID: 890 5440 2313

Passcode: 735657

Agenda

1. Call the Meeting to Order
Meeting called to order at 7:08 pm.
2. Approve Agenda
Agenda reviewed, motion to approve or add was carried. Members present: April, Sara, Michelle, Jess, Stephanie, Vicky, Ricci, Dale, Sharyl
Introduction of Ricci as new community manager by April
3. New business
 - a. Builder/Developer Owned Lots
Board discussed adding to VMS system to start enforcing covenants to the lots to include letters, fines, liens. Additional charge for having oversight of these lots by HOA management would be an extra \$100 assessment by HOA. Courtesy letters have been sent out, but they do not have any requirement for resolution. Per covenants IAW 6.06, after one year of owning the lot, the owner is supposed to pay the assessment. Consensus was not to have builder lots assessed by the HOA. Drainage plan from the IAW plot map was discussed as well as the city's requirement to follow the plot map. Rosewood erosion won't be addressed by city and requires larger rip rap. Unsure if the builder followed the city approved lot drainage plan. Estimate of \$2K to replace rip rap with appropriate size.

Sara put question to board for vote to assess fees on builder. Not approved due to lack of ability/expectation/cost for builder to adhere to cleaning up lots due to \$900 per month of additional assessment cost

Question to approach city for drainage issue. Stephanie made a motion to not approach the city or the developer regarding the drainage. Seconded by Vickie. Three in favor, one opposed. Motion carried
 - b. Solar Panels
April asked for the board's consensus on solar panels. Sara referenced the architectural committee guidelines. Michelle pointed out that solar panels are an inevitability. Discussion on solar panels on lake lots. A question was raised about noncompliance and enforcement of the covenants. The covenants state that there is a clause to remove unapproved items, however, this has been deemed against the law. This will be addressed when the covenants are amended. Nikki asked April to explain the enforcement process for clarity: a homeowner gets added to the compliance report,

and HOA sends them a letter. That letter goes to the homeowner and says they have 15 days to contact HOA or correct the situation. Then, they get a second and final notice that fines will start to incur in 15 days. If it is noted on a third inspection that they are still not in compliance, HOA sends a fine letter that they are charged \$50 a day, not to exceed \$500 a month and to contact our contact at HOA once they have complied. They are also cited the covenant they have violated. If a homeowner is still not compliant, fines continue to incur. At some point, an intent to lien notice goes out, then a lien is placed. Once the lien is in place, they will get an intent to collect letter, then it is sent to a collection agency. Once the collection agency is involved, we can no longer contact that homeowner. If the homeowner then comes back into compliance, they will tell the collection agency who contacts our representative at HOA. April says if the board approves to reduce a fine, the board has the option to do so. Stephanie asked who the board will be addressing regarding the solar panels, the builder, or the homeowner. Sara directs we will address the homeowner. Sara states that the board needs to address outdated covenants as they come up and not wait. Michelle moves to review the covenants and suggest potential updates. Stephanie seconds. Four in favor, none opposed. Motion was carried.

Stephanie entered a motion to add the bid for the drainage ditch over by Joanne's area to the agenda. Vickie seconds: 4 in favor, none opposed, motion is carried

c. Drainage Ditch Bid

Stephanie states only one bid was returned for \$2,000. HOA management did not return a bid. Nikki asks if the board could get one more bid to compare. Dale states that bids are hard to come by at this time. Stephanie entered a motion to accept the bid for the drainage ditch, Vicky seconds, 4 in favor, none opposed, motion is carried.

d. Monument Bids

Stephanie says the bid is for repainting and replacing flowers, new mulch, weed barriers for the monuments by HOA office bid \$3356.26, Tomas' bid is for \$2800. Nikki asks how the process is done. Dale and Stephanie explain that the old paint is taken off and they are repainted, and new plants are planted. Stephanie shows on the camera plant plans from each bid, as they have different flowers. Sheryl asks if they will also be adding new soil. This is unclear in the bid. Stephanie offers that bags of soil could be purchased if it's not included. Stephanie moves to approve the monument bid for \$2800 and to replace the soil. Vicky seconds, 4 in favor, none opposed. Motion carries. Michelle asks if the homeowner pays the electric and water for the monuments. Michelle says it says that in our covenants. Nikki says it does say that, but it has never been broken out and they do not.

e. South Pond Shrub Removal Bids

f. Tree Removal Bid

Stephanie states the bid from HOA management is for \$4536.50 to take down 3 dead weeping willow trees on the East Pond; to cut them down and cut them up for disposal, and to remove

34 bushes/shrubs at the south pond. Stephanie shows pictures of the three trees that are dead and needing removal. Thomas' bid was \$4,000 for bush removal only, no trees included. Jess asks about stump killer application. Dale says we cannot put any poison on them because it would hurt the fish. May have to keep trimming them. Nikki asks for another bid and says that \$4000 seems high. Dale states the price is fair for the amount of work. Stephanie moves to accept the bid for \$4536.50 for tree and bush/shrub removal. Vicky seconds, 4 in favor, none opposed. Motion carried.

4. Open Floor for Residents

Stephanie states that the bathroom sink in the ladies restroom at the pool is damaged. She holds up a picture to the camera. The bracket is pulling out from the wall. Dale suggests a temporary fix to last through the season. Dale says the pool house has leaking issues, siding damage, and says at some point it will need repaired. Michelle moves to fix the sink temporarily, Stephanie seconds. Four in favor, none opposed. Motion carried.

Nikki asks about covenant violations that are not being taken care of, for example, a boat out that should have been moved by now. Jess asks if the house that is all one color is being addressed, as the covenants mentions contrasting colors. Stephanie states that issue is on the builder (Gene) as it is new construction. Jess suggests we do something so we don't have a neighborhood full of houses that are all the same color. Stephanie says she will ask Gene.

5. Executive session

Executive session entered at 8:26 pm, ended at 8:40pm

6. Adjourn Meeting

It was decided in executive session to assess fines on Account number 229648. Stephanie made the motion to send out the Fines for account 229648 by certified mail. Vicky seconds. Four in favor, none opposed. Motion carried.

Sara calls for adjournment at 8:44 pm.

Meeting adjourned at 8:44pm