

Minutes
Home Owners Meeting
Tuesday, December 13, 2022
7 pm Building 1

President Stan Williams called the meeting to order

Vice President Mike Ward opened the meeting with prayer

Roll Call included board members present: Stan Williams, Mike Ward, Jane Oberhellman, Bonnie Hartle and Ernie Bates. Those absent were: Martha Satterfield, Lisa Pyles, Jeremy Martin and Howard Owens.

First time people to a Homeowners meeting were recognized; Barry Bresnahan #1504, Phyllis Ferrell #2204 and Tracy Watson #2405.

Stan asked for corrections or updates to the minutes from the November meeting sent previously via email to all board members. No corrections noted. Mike Ward made the motion to approve and Jane Oberhellman seconded. All voted in favor of approval.

Stan then gave a report of the projects that had been done since the last homeowner's meeting in June. This included the hiring of Rob Jones as the employee for maintenance and cleaning, the paving between the two carports between buildings 1 and 2, the updated entry system, the cars with outdated tags and not drivable being removed from the property and the hot water heater in the common area of building 1 being replaced. He noted that the projects undertaken for 2022 had cost close to \$100,000. He then gave a short list of items that need attention in the coming years. This included the fountain out front, additional paving, furniture and flooring updates, and paint and carpet in hallways.

Jane Oberhellman, treasurer, then gave a reporting of why the HOA fee had increased. She did an overview of the past 30 years with the fees only slightly increasing the first 10 years, not increasing at all for 10 years and trying to play catch up with fee increases in the last 10 years. She stated the insurance and garbage increases alone made up almost 1/2 of the increase amount for 2023 leaving only a small amount for building the reserve. She also shared information from reports the board had received from HALO regarding the needed reserves. Their report indicated that our reserves should be at around \$600,000 and we currently have only \$200,000. She also shared the estimated cost of future expenses noting the high cost of replacing the elevator when it goes out in Building 2 and replacing the roofs on both buildings which are nearing the end of their lifespan.

Bonnie Hartle then made a plea to the community. She asked that the next board look into the process of updating the bylaws, addressing the number of rental units allowed as well as the move in fee for renters which is currently stated at \$50 with no flexibility for change. She then made a plea for the community to really consider who they vote for when electing the board making sure they chose someone who would work for the community and not just hold a seat.

Comments from the owners included:

1. Pat Thacker #1306-She addressed the landscaping and the fact that she and others had planted flowers and the landscaper had removed them all. Stan explained that the landscaper was trying to get a handle on the overgrowth and weeds. He stated we have 116 units and asked what would we have if every owner decided to plant flowers in the common space. Pat also asked why the pictures were taken down from the hall. It was explained that the decorating committees had requested the removal due to the age and mismatched frames and sizes. She also made a plea to the community if they saw paper in the parking lot to please pick it up and throw it away stating it was all of our homes and we should all have pride in where we live.
2. June Fennell #2412 She addressed the board regarding the fan and light taken down in the hallway close to her condo unit. Rob and Stan told her the fan had quit working and they were trying to find a replacement fan but that the fans in the stores now were not at all like the fans in the rest of the hallway and they were working on a solution. She also addressed the black marks in the back hallway and the floor by the elevator in Building 2. The board acknowledged that the back entrance in building 2 gets a lot of wear and tear and that something needed to be done when funds are available.
3. Eulis Lancaster #1505 He addressed the board stating that when he lived in Florida they tried to change the bylaws and it was a very difficult process. The board acknowledged they were aware but that updates were needed and they would have an attorney's help with all aspects of the changes.

4. Arlene Burgess #2404 stated her dislike of the pictures coming down stating that they were good pictures and had been purchased at Kirkland and TJ Maxx.
5. Teresa Dodson #1101 asked the board to consider purchasing a Professional carpet cleaner to keep down the expense of hiring a cleaning company to come in and clean the carpets in the common areas. She also suggested that a pressure washer be used to clean the chipped paint from the carports.

Jane Oberhellman made a motion to adjourn, Bonnie Hartle seconded and the meeting was adjourned.