

**Overton Walk Neighborhood Association Special Meeting**  
**Anne Harrison's Residence, 8740 Bonita Lane**  
**12/7/21**  
**6pm**

**6:07pm**

The meeting is called to order by Ashley Guy with Magnolia Management.

The main purpose of the meeting is to discuss a special assessment to remove the rocks and to make other improvements to the landscaping to enhance the overall appeal of the neighborhood.

**In attendance:**

Leila Blumberg

Yvette Bonanno-Tharp

Ryan Bowker

Hollen Brown

Micah Gibbs

Tony and Toni Guercio

Anne Harrison

Jared Harris & Jamie Hipp

Kathy Mack

Paul and Carol Murphy

Andy Patel

Jeff Patton

Joelle and Lacy Howe

Brian Schreiter

Springer (by proxy)

Ewing (by proxy)

Hogstrom (by proxy)

Ashley verified that everyone received notice of the meeting.

Chad and Kit Bradford, who rent Mike Hogstrom's house, introduced themselves.

**Jeff Patton speaks on 2 issues:**

- 1- Safety and Security- he has received reports of packages being stolen off doorsteps, strangers walking around the neighborhood, and unusually high car traffic from people who don't live in Overton. Be careful and be aware.
- 2- Parking – Be mindful about parking if you are having a party. Please do not allow visitors to park in the circle. Please encourage guests to park in the spaces along the back wall. Kathy Mack has offered her driveway for party guests if needed. Please be

especially mindful to park cars in designated spaces on garbage pick-up days which are Tuesday and Friday mornings.

**Ryan Boker** took a minute to thank the Board for the work they have done for the neighborhood.)

**Ashley discusses the November Financial Report:**

She reviews November's income and expenses.

There are no issues with monthly collection of dues.

CIT Bank balance is \$7,513.89

Chase Bank balance is just over \$46,000. (The HOA has not turned this account over to Magnolia yet.)

She suggests we leave at least \$5,000 in our account.

Jeff Patton suggests that \$5,000 is too low. We need to consider the upcoming costs to pressure wash the streets, clean the street drains, and the general cost of maintaining our private streets.

**Rock Removal Discussion**

Lacy Howe speaks about the difficulty getting bids due to COVID and that our project is too small for many companies to submit a bid. Also, previous bids were no longer honored due to rising inflation costs.

Bill Roundtree's bid was helpful but far too high for our budget.

The main issue is rock removal and the options to replace the rock with either brick pavers, stamped concrete, or colored concrete.

A 2/3 vote is needed to pass a special assessment.

Lacy then opens the floor for discussion:

Anne Harrison provides an update on the circle that would include improving the turn radius, putting up additional directional signage, and possibly a "no outlet" sign.

Jared Harris asks Lacy to clarify the Bill Roundtree bid.

Lacy Howe suggests planting more trees on the side streets.

Jamie Hipp, who works from home, asks about the timeline and possible noise generated from the project. (Jeff Patton mentions it should only be an inconvenience for about a week.)

Micah Gibbs asked for the history of the rocks and Lacy Howe explained it was a good temporary solution during the construction of the neighborhood, but the rocks were never removed by the developer.

Hollen Brown thinks the center circle area should be our priority. She also submitted an additional bid to Lacy Howe tonight.

Lacy Howe thinks all the rocks should be removed at the same time.

Ryan Bowker added to the history of the rocks by explaining that the rocks did help with the mud problem and helped prevent trucks from breaking the concrete during the early days of construction. He also mentioned that in trying to sell his home (50-60 people have toured it) that most complained that the neighborhood looked terrible.

Jeff Patton said he did some plantings in the kettle to help improve the look and said we have not been maintaining the property properly.

Toni Guercio believes the circle should be our priority.

Ryan Bowker thinks the side streets are the worst issue.

Jeff Patton suggests we talk about an assessment amount so we know how much we can spend to bid out the work that needs to be done. Twelve residents are needed to pass the assessment.

Lacy Howe: 2K

Jeff Patton: \$500

Carol Murphy: 3K

Leila Blumberg: 2K

Kathy Mack: 2K

Jared Harris: 1-2K (but no brick pavers and prefers the consistency of stamped concrete for all areas)

Micah Gibbs: 1-2K (high-end brick pavers not needed)

Brian Schreiter: 2-3K (but wants to see a final rendering before final approval)

Brian asked if an engineer was consulted, and Lacy Howe said yes.

Hollen Brown: 1-2K (prefers colored and stamped concrete, pavers around the circle are Ok, wants to see improvements for backing out of her driveway, and to make sure the new work to the circle will be able to drain properly).

Andy Patel: 2K or less

Guercios: 2K or less

By a show of hands, the majority approves 2K or less as an assessment which includes rock removal, replacing the rocks with stamped/ stained concrete or pavers, and adding more greenery on the side streets, and in the circle.

**Annual Meeting**

The date is set for January 25 at Yvette Bonanno-Tharp's house at 2114 Ellwood Ct.

The budget will be discussed.

New Board members will be elected.

Final rendering of the landscaping will be presented.

Motion to adjourn at 7pm by Jeff Patton. All were in favor.