

2019 OCT 5 MTH HOA Quarterly Meeting Minutes

Introduction - 10:15am - 10:25am

In attendance: David (AmeriTech Property Mgmt), Robert Sanders (4326), Carol Jones (4347), Susan Brown (4443),

Rules of the Meeting: Tabled

Minutes from last meeting: Reviewed

Issues - 10:25am - 11:10am

Current Issues:

- Unit Usage Status:
 - o Short term rentals - all units have been sold and closed on

- Sale of Vacant Lots Status:
 - o Waiting on mediation date for back owed HOA fees & future HOA fees; majority of the HOA board must attend mediation; if decision cannot be reached, then the issue would go to court - which could become a detrimental status; the mediation goal of the HOA board is to come up with the best possible solution for the community

- Spectrum Cable Status:
 - o In process to have exposed cables in legal compliance; some progress has been made, but not solved
 - o David & Robert will do a walk of the property to assess additional/continued problems

- Locked Door by Restroom Usage:
 - o David & Robert will clear out during property walk
 - o Will be storage for pool furniture during incimate weather

- Speeding through Complex:
 - o Potholes will be fixed & then new speedbumps will be installed - had to be delayed due to rain

New Issues:

- Drive areas:
 - o Potholes will be fixed - had to be delayed due to rain

- Other issues:

- New screens for visible windows will be priced out by David
- New paint will be priced & then colors will be chosen
- New numbers for units will be priced
- Missing water inspection well lids & unearthed wells will be addressed
- Downspouts for all units that are needed will be installed

Projects - 11:10am to 11:55am

Current Projects:

- Pool Issues -
 - Securing the doors - issue appears to resolve itself
 - Shielding the pool equipment - tabled until paint scheme decided
- Landscaping -
 - Time to get new mulch - the existing mulch must be raked first, then new darker mulch; the color choice of mulch will be chosen once the repainting of the buildings is in process, to ensure cohesion

New Projects:

- **Community Sign:**
 - Input and direction: 3 designs will be presented at annual
 - Basic signage w/similar look to Woodland Center Business Park on Waters
- **Compliance Committee:**
 - Setup and membership (in HOA Declaration Article 5 - assessments)
 - Needs to be set up, but lack volunteers
- **Architectural Committee:**
 - Setup and membership
 - Board can be the Architectural Committee until a committee can be formed to take this role over
 - Needs to be set up, but lack volunteers
- **Owners Directory:**
 - Redundant due to AmeriTech has this already done
- **Welcome Packet:**
 - Will be sent to all units as a start to build a firm foundation for all residents - will also include all documents (guidelines, rental applications, outdoor living enhancement approvals, etc.)

- Add - ask previous owner for mailbox key & pool key via AmeriTech
- Post letter directing to website for welcome letter & contact info
- Budget
 - Proposed 2020 budget review
 - Will be voted upon at annual meeting

Wrap up 11:55pm to 12:00PM

- Closeout the meeting and plan the next one (which will be annual meeting)
 - o Carol will advise library availability for either 12/7/19 or 12/14/19 at 10:15am