

HOA Community Meeting: 9/8/2020

HOA Board:

William Ware – President

Ahmed Elbashari – Finance Chair

Eric Arnold - Secretary

Projects:

- Playground improvements; more toys
- Pavement sealing project
- Parking issues
- Road upkeep
- Trash can issues () cars parked where trash cans go
- Tree in front of (2729 Manor Haven; 7280 Mt. Woodley) leaves and limbs an issue. New tree
- ARC – community standards of upkeep
- More social activities so we can be more of a community
- Sidewalk repairs
- Trees behind households overhang
- Designated areas for trash cans and listing of rules for trash drop off
- People parking where they should not be
- People leaving bulk pickups out for long periods of time
- Community safety and awareness (car break ins)
- Walkways behind the houses
- Abandoned vehicles being parked for a long time
- Parking spot disappeared by mailbox
- Drainage in the common areas; French drain installation
- Mailboxes painted
- Website and communication improvements

Financials:

We are currently in good financial standing. The loan taken out in order to pave the roadways has been paid in full. We were able to contribute \$32k+ to reserves at the end of our last fiscal year (3/31/20) due to higher than budgeted revenue and savings from special projects and snow plowing.

In the current fiscal year, we have had some overages in legal spending in order to update the bylaws and as well as some tree maintenance overages due to unforeseen additional work this spring/summer (\$1k and \$2k over our yearly budget respectively). Other wise we are in a good position to take on additional projects the community would like seen accomplished. Nothing has been spent from special projects fund to date (\$14k) and our pavement sealing still needs to be done as well (\$9.5k budgeted).

Reserve Study:

Per our bylaws, we need to undergo a reserve study every five years to determine how much we should be contribute to our reserves in order to maintain financial health and be able to cover future projects or any emergencies. This project and its findings will be available this fall.

Dues and Late Fees:

Dues have stayed the same at \$1000 per year. Late fees have increased to \$50 + 8% interest. Accommodations will be made on a case by case basis for late assessments

Bylaws:

The current bylaws were made invalid because they were not in agreement with the covenants and therefore were made invalid. The board has worked with our lawyers in order to get them in sync and we will vote this meeting to approve the changes.

Board terms – President – 2 years; other positions (3 year terms at each position, max 6 years consecutive)

Board removal – the community can remove the board if there is a vote of no confidence

There is concern as to what to we are agreeing and what previous bylaws there have been on file

Bylaws have been approved (voice vote; multiple yays; one dissenting vote)

Board Member Nomination:

Nominations: Beaulah Johnson; Eric Arnold (voted to be part of the board; positions will be determined at next board meeting on 10/20/20)

**Seeking a third member to join the board. Board meeting invites will be distributed community wide until the vacant positions have been filled. All attending community members will be observers only unless they volunteer for a board position.

After Meeting

Unoccupied Houses: backyards of houses are neglected and water is sitting and mosquitos breed; is there any action of the board