

January 2017 Board of Director's Minutes

Tuesday, January 17, 2017

Crosspoint Church

Board Members Present:

President: Charles Charamut

Treasurer: Laura Brown

Secretary: Sarah Traver

Board Member at Large/Yard of the Month Committee Chair: George Wallace

Architectural Review/Landscape Committee: Bob Mackenzie

Board Members Absent:

Vice President: Dennis Simmons

Pool Committee Chair: Ashley Schuster

Meeting was called to order by President Charles (Chuck) Charamut at 6:33 PM

Treasurer Report-Laura Brown will send checking account balance

Old Business-

Accountant Change-A new company has been researched. The question is whether a new company can give more for the same price. The current company, CRI, is \$453 a month and includes income tax and mailers but does not include filing liens or follow ups. The new company that was researched would be \$655/month and would add additional duties. Laura was asked to send a list of what duties are covered by the Treasurer, as well as what CRI does. Laura stated that she is currently waiting for more information from CRI. The topic of how many accountants in our area work with HOA's was addressed. It was decided that a letter will be written asking for bids from these companies. It was discussed that letters to HOA members should be going out on Feb 1st with HOA dues expected no later than March 1st.

Pool Cameras-Pool cameras have been purchased and should be installed before the pool opens. The suggestion was made that two cameras point in either direction toward the road so that the camera could pick up license plates if necessary.

Covenants-Chuck stated that he is waiting for one of the lawyers to look over what he sent him.

Electrician-Dennis called a guy from Pensacola to give input on placing a cable from one side of the road to the other side at the back entrance to provide electricity to both sides. The gentleman came and looked around and stated that he needed to come back with equipment. The man never came back with the equipment. Chelco is going to look reinstalling the meter they took out when they installed the new lights.

New Light on Paddock Circle-A CHELCO Engineer came out to analyze where to hook the new light to an existing transformer. A new light will be put in as marked by numerous flags at Paddock Circle and Appaloosa. This issue is open until the light is installed.

Board Positions-A request to fill Board positions was put on Facebook. Sarah Traver will be the new secretary but the board is still looking for a Treasurer. Laura is in waiting mode and will be removed from the bank account when position is filled.

Annual Lawn Maintenance Contract-Robert MacKenzie (Mac) sent out info to three different lawn vendors for estimates for our annual lawn maintenance contract. It was discussed that a big crew is needed to handle the responsibility, not a single individual. One response was received back. There will be no break in service as service will begin in March. Information for maintenance vendors will be brought to the next meeting.

New Business

Change of Board Positions-still need Laura's position (Treasurer) covered.

Pool Loan-The money has been in the budget to do the pool deck. The loan will require three signatures. Laura gave Chuck the list of items that are needed to get the loan. This was handed to George Wallace.

Delinquent HOA Fees-Laura gave Chuck an updated list of missing dues. The question was addressed about what CRI is doing with delinquent payments. Apparently nothing.

Next Meeting-Dennis will be running the next meeting as Chuck will be out of the country

Metal Roof-A discussion was conducted about the HOA rules state that the roof must only be replaced with "duplicate or like material". It was brought up that it may need to go into the covenants that only shingles are allowed in order to keep things copasetic. The argument was made that a metal roof would stand out in the neighborhood. The motion was made by George Wallace that no metal roofs are allowed in the neighborhood. Chuck seconded. All in favor. ARC Chairperson Bob McKenzie brought forward a request from a homeowner (Mr. Eric Rosnick, 6023 Appaloosa Way) for installation of a Metal Roof to replace his deteriorating asphalt shingle roof. After discussion and vote, the board's decision was to

disapprove the request for a metal roof. Article V, Sect 3 was cited as our rationale and justification for disapproval of this request.

Other Topics

Parking in Common Areas-A conversation was held about whether or not the HOA had the authority to tow. The covenants were read that stated that HOA had the right to tow. It was discussed that more signs were needed to state this.

Website-George brought up that the website may need to be looked at. It was discussed that we pay \$350/year for our current website. Chuck is going to look into seeing what the cost would be for us to be in control of our own website. He stated that we will need to buy a host URL name, we will need to host the server and we need to find out how much data we are allowed.

Wetlands-Discussion was held about the county owning the wetlands in our HOA. Suggestions were made about cleaning up these areas including having county prisoners come clean up the overgrown/overtaken areas or possibly having a family cleanup day.

Retention Pond-The retention pond across from the pool has a plan approved by the county to completely overhaul the retention pond. Other priorities are ahead of it getting done.

W-9's-Laura stated that individuals and businesses that made over a certain amount were required to do W-9's for our HOA. Those individuals will receive a copy to fill out and return.

Dumpster-Mac requested that he be allowed to have a dumpster for 2-4 weeks on his property starting in February in order to place the waste from remodeling his bathroom. This was approved by all members present.

Committee Reports

Architectural/Landscape-Mac stated that there was a new home owner who wanted to put in a fence and he let them know that in the covenants it states that there will be no chain link. He stated that they will have to file paperwork with him in order to do this. Laura asked Mac to look at a home on her road to see if they did the appropriate paperwork for their changes to their driveway. The discussion was held about the \$50 fee to do projects, but it was stated that this fee was waived years ago. The topic of landscaping at the back entrance was discussed. It was agreed that plants that will thrive need to be put in this area. A suggestion was also made that we use the same bricks that we have on the back columns to give it a more uniform look.

Next Meeting-Next meeting will be Tuesday, February 21, 2017 at 6:30 PM at Crosspoint Church. March Meeting will be Tuesday March 7, 2017 at Crosspoint Church.

Meeting Adjourned-Meeting was adjourned at 7:35 PM