

May 2017 Board of Director's Minutes

Tuesday, May 16, 2017

HOA Community Pool

Board Members Present:

President: Charles Charamut

Vice President: Dennis Simmons

Secretary: Sarah Traver

Treasurer: George Wallace

Board Member at Large/Yard of the Month Chair: Laura Brown

Architectural Review/Landscape Committee: Bob Mackenzie

Pool Committee Chair: Ashley Shuster

HOA Home Owners Present: Steven Lubas, Dave Daniels, Rose Daniels, Marty Rozens, Chris Jones, Daniel Schuster

Meeting was called to order by Board President Charles Charamut at 6:21 PM

Current Balances for Bank Accounts: \$55,263.40 in checking. \$6276.05 in Savings.

Bank Account: Chuck stated that since our checking account does not draw interest, would it be in the best interest of the board to transfer money to savings account? The savings draws interest. The board discussed the possibility of changing to a different bank for the HOA money. Several possibilities of banks were brought up including Regions and BBVA Compass. George also gave board members a copy of the budget as of today.

Minutes: George made a motion to accept the minutes as they were and Dennis seconded the motion.

Old Business

Fence Cleaning Quote The fence cleaning was done by Spanky. They cleaned the buildings, rock and fence at the pool.

Speed Sign-George stated that the speed sign going down the hill toward the pool does not meet ADA code as is and needs to be replaced. Dennis stated that he would add that to the list of things he needs to talk to the county about.

Plat Map-Chuck said that he is still working on getting the maps and that they just need to be printed.

Drain-Chuck stated that he called in a work order for drain pond CD4 as it is not draining. We are still on the list but this has not been done yet.

Pool Upright Chairs-Ashley needs to buy the material to fix the chairs. She is going to do an accurate count of how many of them need to be fixed. She stated that the material was around \$25 a roll and this money was already allocated to her in a previous board meeting.

Pool Cameras-Dennis stated that this is one of the projects on his list to complete at the first of June.

Towing-Chuck is looking into getting “will be towed” signs for Phase 2. The question that needs to be answered is who pays for the tow. He stated that homeowners have been better about not parking in areas that they are not supposed to.

Landscape- K and R cuts could not attend the meeting so Bob Mackenzie presented the proposal to the board. He stated that the proposal included taking out the existing material, taking out some of the canopy of the oaks, placing retaining tumble block and installing uplighting. He stated that the magnolia trees that are existing would remain. The estimated cost for the entire project would be approximately \$15,000. Discussion was had about making sure the adjoining neighbors kept up their properties to keep the appeal of all of the new work. Discussion was also had about ways to save money on this project including the possibility of not using up-lighting and just using the current lights in place. Dennis stated that the work on the sprinkler system and powering the back needs to happen before this happens. Bob will ask K and R cuts to break down the estimated cost so that the board can see how much each piece costs. No vote will happen on this project until everyone does a walk around with K and R cuts at a designated date and time.

Boys Bathroom-Dennis stated that he just needs to get paint to paint in there.

Hole Behind Pool- Dennis stated that he would get dirt to fill the hole.

Swimming Lessons-Chuck stated that he will get a quote for insurance for swimming lessons and water aerobics. He will include this subject in a survey to residents.

Pool Deck-Discussion was had about how old the deck is and about how long we would be able to put off doing the pool deck. The board agreed that we need to get quotes for resurfacing the pool and fixing the steps.

Pool Benches: Ashley presented several options for pool benches. She agreed to email them all to board members so that we can look at the material and costs before we purchase.

New Business

Homeowner Concerns: Rose Daniels approached the board with several issues she has noticed in the neighborhood. The first issue was that there was brush placed across from Apaloosa. She stated that it had been there for a while and it took away from the appeal of the road and is killing the grass. Bob is asking K and R to pick it up for us the next time they are out. She also was concerned about individuals leaving furniture outside waiting for the trash company to pick it up. Some furniture has sat out for weeks at a time. Chuck stated that he will remind homeowners about not leaving these outside for pickup. Ms. Daniels also asked about the rule pertaining to only having 4 guests allowed at the pool. She stated that when she had family come in town there would be 6 of them. Chuck stated that he would consider the rule and whether the 4 guests was per person or per household. Ms. Daniels was also concerned about individuals that have not been paying their HOA dues. George explained that he would be sending out a 45-day reminder letter to homeowners on June 1st and that July 15th he would place liens on houses that had not paid.

Filing Cabinet

George requested \$75 for a filing cabinet for all the paperwork that he acquires being the treasurer. Chuck made a motion for him to use \$75 and Ashley seconded it.

Survey For Roof-Chuck stated that since many roofs in the neighborhood are nearing replacement, it is time to put out a survey to all Phase 2 homeowners to determine whether they are willing to change the covenants to allow for individuals to get metal roofs. He will be sending out the survey shortly.

Bank Authorization-The board discussed changing those who are authorized access to the Association's saving account. The board agreed that George Wallace, Treasurer, Chuck Charamut, President, and Dennis Simmons, Vice President will be the authorized persons to access and conduct transactions on the Savings account as well as the Checking Account. The board also agreed that Laura Brown, past treasurer and Bonny Reyes, former president, be removed from this account as well. Chuck Charamut, Dennis Simmons and George Wallace are authorized to deposit, withdraw and have access to both the Savings and the Checking account.

Status of Back Entrance Electrical- Dennis stated that the scope of work that still needs to happen at the back gate includes: Running the line, making sure everything passes inspection, finding out if the line needs to be a new line or if we can use the existing line, hooking up the box. Dennis asked for \$1000 to complete this job. George made a motion to approve the \$1000 and Laura Brown seconded.

Yard of the Month: Laura Brown agreed to take over the position of Yard of the Month. The board agreed to bring back the \$25 gift card as a reward for the homeowner that wins each month. Chuck made a motion that we bring back the \$25 gift card and Dennis seconded

Meeting Adjourned by Charles Charamut at 7:39