

Annual Meeting notes - 2/13/2019

Adam, Howard, Tim, Eric, Kyle and Mike were present from the board. Elaine was absent.

**Adam** opened the meeting at 6:30 pm. Informed everyone in attendance that if we didn't have at least 86 homes represented tonight by a combination of ballots and attendees that we would recess at the end and reopen following week to get a lesser needed quorum of 43 homes.

**Adam** addressed the discussion regarding Board communication to the members.

- Any time we meet we take minutes and post them on the HOA website
- Adam reviewing Heatherstone's newsletter to see if there is information they send out that we could start doing
- There wasn't anything we met about last year that wasn't disseminated to the community via the website.

**Adam** mentioned we were going to be fixing the pool parking lot that has sunk toward the drain on the east side. We are also removing a birch tree from the pool area that is always dropping debris in the pool.

**Adam** brought up the balloting process and mentioned we will do it better next year, starting with sending nomination forms out in November so people have time to get on the ballot.

**Adam** mentioned that there are a lot of homes in the HOA with some level of disrepair. The covenants and restrictions specify that properties must be maintained to preserve a certain appearance and maintain property values in the HOA. Lots of wood rot, holes in fascia and siding, peeling paint that need addressing. The board doesn't have the time to walk the streets evaluating homes, but if one is brought to our attention we will be sending out letters to the homeowners asking for a plan of action.

Social Events - **Adam** said if anyone wants more that the board needs a social chair to organize a committee for these events. For the past several years all we have done is pool open and closing parties. **Adam** is going to work with Heatherstone's HOA to see if we can have a couple joint events like Easter and Christmas.

**Adam** (in lieu of Elaine) noted no new pool keys this year but we would be putting a heavier duty lock/knob assembly on the gate so we don't have to keep fixing it. **Adam** also mentioned we would be keeping better tabs on the closing process. Pool service left the pool filled for longer than we would like after we closed for the season.

**Howard** - reviewed the budget. Mentioned the tree removal again and also said he did some fixing on the wood fence but we will probably need to replace it next year (approx. \$7,000)

- He took \$200 from one of the CDs to put into the main account.
- We gained some interest on our portfolio.
- Gross income of \$39,260.14. Net income \$12,713.22
  - Still need more in the reserves (only have \$65,589 and should have around \$90,000)
- Expenses:
  - Utilities were less this year
  - Spent less on pool maintenance (no flooding issues this past year thanks to prior landscaping improvements)
  - Only 1 home didn't pay dues....we put a lien on the home which costs money and has to be renewed annually. We only get paid if home sells.
  - We are going to have a public accountant audit the books as per the bylaws (required at least every 3 years and we are due).
  - Invoices will be sent out Feb 18th
  - No dues increase

No report from Tim, Kyle, Mike or Eric

## **QUESTIONS FROM THE MEMBERS**

Q. Was the pool roof checked recently (the tiles)?

A. Adam said we had the whole pool house renovated 2 years ago and the roof was checked and cleaned as part of that process

Q. A new bank opened up (PNC). They have new account offers we should look into in case it makes sense to move our accounts to get better rates (especially on CDs).

A. Howard said he will have a discussion with current bank. Didn't know if it was worth the move.

Q. Ground Maintenance: Do we get different bids over time to make sure we are getting the best deal?

A. Howard said yes, we get new bids when contracts expire.

Q. Have we discuss with current landscaping company the bad shape the grass was in this year?

A. Howard said he has discussed with them. They for some reason didn't spray for crabgrass which hurt. There was also an issue where the sprinklers got turned off for some amount of time and nothing got watered.

Q. With regard to home maintenance, how are we going to monitor?

A. Adam we aren't going to go police the neighborhood, but if we see something we we communicate with the homeowner. Also, if we get complaints we will discuss with the homeowner (like with any other violation that is brought to our attention).

Q. Could the community get together if several need repairs done to get better rates?

A. Tim said that the board wasn't going to make recommendations as a board (for liability reasons), but the community is more than welcome to use NextDoor or our Facebook page to team up and pass information back and forth on recommendations, quotes, etc. We would be happy to help coalesce information provided to us if that would help.

Q. What can we do about parking on the street? <this led to a lengthy discussion about the street parking issues especially on Gallery and the East-West streets that are narrower>

A. Adam ultimately said the board, to his knowledge, can't enforce any street parking. He recommended calling the city (which was met with several folks saying they have tried in the past and the city doesn't care).

Q. Can we review restrictions regularly and update them to be more in line with the times? (this is a paraphrase).

A. **Adam:** There is no point in reviewing the covenants and restrictions regularly from the perspective of changing them because the board can't change them. There is a specific process laid out in the covenants for how to change them. 85% of the homeowners have to vote YES for a change.

**At this point a lengthy discussion about sheds was started, what defines one, how we would know if it was a play house and not a shed.**

**Eric** recommended if there was something that someone wanted to change to start a petition, go door to door and get buy in. If it looked like there was enough interest the board could put a ballot together to initiate a vote.

There were not enough ballots and attendees for quorum so no votes were tallied for board member. Adam recessed the meeting with intent to reopen next week at a 25% quorum. Attendees from tonight plus any received ballots will be used to calculate the quorum.

Meeting reopened 2/18/19, 6:30 pm.

Attendees: Adam, Howard, Elaine, Mike, Eric, Kyle

No additional ballots were received after the meeting. Quorum of 25% still isn't reached, need 7 more ballots. Board members will acquire them and will reconvene through email. Recessed at 6:50 pm.

Reconvened through email 2/26/19

We have 39 ballots + 4 folks that attended the meeting with no ballot for 43 households represented which is a quorum of 25%.

Results of the election: Eric, Mike, Tim and Kyle all received votes and since there is room for all 4 on the board, they are all re-elected for another 2-year term.

Meeting closed, 2/26/19 6:23 pm.