

July 11th HOA Board Meeting Minutes

Meeting started at 7:00 PM

May Minutes approved by all.

Late HOA Payments

We have a long list of people that are late (90 days +). A motion was made for the following. The vote for the following was unanimous:

- 14 day notice after 30 days late, 2nd notice after 60 days late, after 90 days it goes straight to the attorney for collections without any additional notice.

Community Garden

High school boy wants to start a garden. Alan wants to pursue this idea and will start the research. We need to look at fencing (deer), plumbing, gravel for access. Other options for basketball (concerns of noise and lighting) or playground. John Wedding and Barbara to look at meeting an excavator. We will update at the next meeting.

Sign for Ball Homes

Barbara will research costs for landscaping sign for Ball Homes. We will update at the next meeting. If we choose this route, a survey will need to be sent to select a name for the homes.

1101 Crossings Cove

Alan to do a visual tomorrow to ensure exactly what is being requested and what will be removed. Alan will update the board at the next meeting.

Flat Rock Entrance Landscaping

We have a bid from Greenscapes for \$5,900. This was unanimously voted and approved by the board. We are having electric done and then will proceed.

Improvements this fiscal year

1. Pool Expansion and landscaping
2. Playground upgrades (new equipment and base for entire playground) including sod and border.
3. Big gazebo / new roof. It included landscaping as well.
4. Developed a replacement plan for street signs. Phase I included approximately 1/3 of all streets in the neighborhood.
5. Various landscaping projects.
6. Flat Rock Entrance Landscaping and electric.

Financials

Motion made to increase our Reserve to \$250,000.00. The balance will come from HOA Account. This was unanimously approved.

Meadows Lake

Still researching. We are looking to add more to the area we have around the Meadows lake. We don't have much land since the residents own up to the lake all around the lake, except for a small patch. We are looking at the following options. Barbara has a call in to ask about lighting of the fountain. Also, Alan mentioned adding fish to help clean the pond if the fountain is clogged again.

- 1. Benches around the pond.
- 2. Pergola around the benches.
- 3. Small dock
- 4. Enhanced fountain / adding lights to fountain.

HOA Meeting on November 14th at 6:30 pm.

Below is our agreed upon plan for application, nomination and voting. We will be sending out based on the following:

- 1. Requesting nominations / Applications due Sept 1st, 2017.
- 2. 3-Final candidates mailed out by board.
- 3. Proxy vote by residents on 3-final candidates so we can announce winner at meeting.

Balances on Accounts through May 16th, 2017

\$450,956.73 in HOA Account
 \$194,648.19 in HOA Reserve Account
 \$53,960.34 in Social Reserve Account (April's check in the amount of \$33,720.05 has not cleared).
 \$25,118.81 in Social Account
 \$19,720.16 in Parks Account

New Items

- 1.

Meeting adjourned at 8:52 pm.

Next meeting is tentatively set for Tuesday, September 12th, 2017

Respectfully submitted,
John M. Wedding