

HOA Meeting Minutes
December 14, 2023

Brandon Moore, President, called the meeting to order at 6:29pm at Deer Creek Church.

Board members present: Brandon Moore, Marty Hartley, Mark Meihaus, Dani Crane and Ryan Bing.

Residents present: 6 residents

ACC PROJECT REQUESTS:

Project requests approved via email vote since last meeting and confirmed:

- South Pierce Way – Roofing
- South Wadsworth Court – Roofing
- West Nichols Place – Fencing

Project requests approved during the meeting:

- South Saulsbury Street – Gutter Guard Installation

Community Forum: Board reviewed letter requesting the option to own chickens. The request will be denied as chickens are not allowed under the current covenants.

Approval of the Minutes: The November minutes were approved unanimously.

Treasurer's Report: Board reviewed the monthly income, expenses, and balances for November, 2023, as submitted by Mark Meihaus.

Dues Report:

- Presently, 321 (42.2%) of households have paid their annual HOA dues compared to 347 (45.7%) last year.
- Board will review draft reminder card, with new logo, at the next meeting. Cards will be mailed in January.

Special Events:

- Major concern – Lack of volunteers for planning and helping with neighborhood events. If volunteers are not available, the event will need to be cancelled.
- Volunteer opportunities will be highlighted in the Scroll, with the goal of adding email communication regarding opportunities.
- Board will reduce the number of sponsored activities to Easter Event, Clean-up Day, Dumpster Day, Early Fall Festival, Winter Festival/Santa Visit and the 2 decorating contests. Sarah and Erin graciously agreed to coordinate 1-2 events.
- Santa Visit (Winter Festival) – successful, with about 45 kids in attendance using a designated spot at Dairy Queen. This event will continue to be held during the first weekend in December at Dairy Queen.
- Holiday Lighting Contest – Judging – next week. Dues-paying residents are eligible, while board members are in-eligible, for one of the 5 prizes.

COHOPE:

- Committee focused on short-term rentals is in the process of being formed.
- COHOPE submitted recommendations regarding short-term rentals.
- Committee being formed – potential new library – south end of the county

Parks Committee – Traffic and Roads Committee:

- Annie indicated most current information will be posted in the Scroll for both committees.

New Business/Action Items:

- Priority – Increasing community involvement, including improved communication and participation (i.e. events)
- Board member/ACC Chair resignation – Will need to recruit replacements for both positions. Brandon will process project requests until a replacement has been determined and trained.
- Confirmation – Requirement of 5 Board members, with 3 present to conduct business.

- Web-site updates – Backlog updates are now complete and the website will be updated monthly going forward.

Old Business:

- New Metal Signs – Marty will create sample for review at the next meeting. Board approved \$75 for a prototype.
- Blockworker Appreciation Project – Next steps, identified during recent meeting - update contact spreadsheet, blockworker instructions and the New Neighbor packet.
- Blockworker Appreciation gifts - delivery to 50+ blockworkers planned within the next month. Board expressed appreciation to local business, Southside Pizzeria, for assistance with the gifts.
- Communication Plan – Ryan reviewed a draft plan and recommendations to provide a more efficient and effective way to communicate with neighbors. (Recommending an email option, using Smartwebs. Text messaging is not recommended.) Ryan will research Smartweb feasibility and provide an update at the next meeting.
- Process for mail/new residents/ un-deliverable mail – Mark will update Quickbooks spreadsheet, sending updates to Brandon for inclusion in Smartwebs. Goal – current/accurate contact info, including landlords/tenants for communication

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations.
- Board agreed to send acknowledgement letters to residents who have resolved their violations, reviewing process and messaging at the next meeting.
- Brandon clarified that the July 2020 rules and regulations can be modified as long as they do not conflict with the 2002 covenants.
- As a next step, the Board will the need and feasibility of updating the rules/regulations including an open and transparent process for resident feedback.

The next HOA Board meeting will be January 11th at Deer Creek Church at 6:30 pm. Meeting was adjourned at 8:16 pm.