

HOA Meeting Minutes

May 11, 2023

Tracey Decker, President, called the meeting to order at 6:30 pm at Deer Creek Church.

Board members present: Tracey Decker, Tom Majcen, Nick Aab, Mark Meihaus, and Brandon Moore

Residents present: 7 residents

ACC PROJECT REQUESTS:

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

- South Reed Way - House Painting (Pended at last meeting)
- South Upham Street - House Painting
- South Upham Street - House Painting and New Roof
- West Nichols Place – Fence Replacement
- South Saulsbury Street - House Painting and Upper Windows/Garage Door Replacement
- South Saulsbury Court – Front Yard Landscaping

Project requests approved via email without vote (pre-approved materials) since last meeting:

- South Quay Court – Replace Roof
- West Fairview Drive – Replace Roof
- West Fairview Drive – Replace Roof
- South Reed Way – Replace Roof
- West Clifton Avenue – Install Solar Panels

Project requests approved during the meeting:

- South Saulsbury Court – House Painting (same colors, conditional on samples)
- South Reed Street – House Painting (same colors, conditional on samples)
- West Otero Avenue – Replace Fence (same as existing)
- West Friend Place – House Painting
- South Saulsbury Court – House Painting
- South Pierce Way – Extend Driveway; Landscaping
- West Otero Avenue – Xeriscape to replace dead grass
- South Saulsbury Street – Replace Roof with approved product; Replace doors and windows

Community Forum:

- A resident inquired on the process for starting a covenant violation

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

Treasurer's Report: The Board reviewed and approved the monthly income, expenses, and balances for April 2023, as presented by Mark Meihaus.

Dues Report: Presently 428 (56%) of households have paid their annual CKS/E HOA dues compared to 450 (59%) last year. Membership reminder cards were sent to 351 residents earlier this month; several memberships renewed since then for an increase of 2% over last month.

Special Events:

- No report

Covenant Violation Updates:

- Violations are being monitored, with notifications sent for identified violations.

COHOPE:

- Met with County representative; pressed them on changes to the short-term rental rules (still not finalized)
- SB23-213 is dead for now but will be brought back to vote next year (re: state taking over for counties on planning and zoning)

Parks: No report. Information will be provided in the Scroll.

Old/Backlogged Business:

- Replacement of Blockerworker and Blockworker Captain - in process

New Business:

- We checked with our attorney about the legal requirements of providing Covenants to new residents. Residents are legally bound by covenants when they move into a covenant-controlled community and the courts consider it the homeowner's responsibility to know the covenants. The Board voted to discontinue sending covenants via certified mail to real estate agents &/or title companies and continue including them with the welcome packet that gets delivered when they move in.
- New webmaster taking over HOA website maintenance as of May 15 for an annual cost of \$360; HOA president will sign new contract. Voted unanimously to approve.
- Approved \$100 to add some larger rocks at entrance at Elmhurst & Pierce to contain smaller rocks that have recently started washing out with heavy rains. A few Board members will help with the work.
- Approved \$600 to purchase lights on sale to keep when replacements are needed at the entrances

The next HOA Board meeting will be June 8th at Deer Creek Church at 6:30 pm. The meeting was adjourned at 7:40 p.m.