

HOA Meeting Minutes

January 11, 2024

Brandon Moore, President, called the meeting to order at 6:31pm at Deer Creek Church.

Board members present: Brandon Moore, Marty Hartley, Dani Crane, Amanda Gomez and Ryan Bing.

Residents present: 1 resident

ACC PROJECT REQUESTS:

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

- South Pierce Way – Roofing
- West Clifton Avenue – Painting
- South Saulsbury Street – Window replacement
- West David Avenue – Painting
- South Pierce Way – Front door replacement

Community Forum: None

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

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

Dues Report:

- Presently, 337 (44.3%) of households have paid their annual HOA dues compared to 361 (47.5%) last year.
- Reminder cards will be mailed in the next week.

Special Events:

- Holiday Lighting Contest – Gift cards/baskets have been delivered, with signs posted in their yards.
- Easter event- Details to be determined. Resident suggested alternating parade/egg hunt, with a parade this year.

COHOPE:

- Final approval has been granted to build 300 condo units and parking garage near the AMC theatre on Bowles.
- Short-term rentals – Final rules will be developed this year. Committee being formed.

Parks Committee – Traffic and Roads Committee:

- No formal report. Current information will be posted in the Scroll for both committees.
- Brandon shared a resident's concern regarding speeding in the neighborhood and provided information on cost/process for adding speed bumps. An article will be submitted to the Scroll, reminding neighbors of this safety concern.

New Business/Action Items:

- Food trucks may be available once a month at Wayside Meadows this summer. Dani will get more information for review at the next meeting.

Old Business:

- New Metal Signs – Marty will order a prototype for review at next meeting.
- Communication Plan – Ryan will provide updates via email, with discussion planned for the next meeting.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations. Current level 3 and 4 violations were discussed.
- Reviewed some of the common violations to help ensure consistency of enforcement.
- Board approved \$350 to create generic invoice to collect legal fees associated with level 3 and 4 violations.
- Reviewed some of the common violations compared with the related 2002 covenants and 2020 rules/regulations. Board identified several items that warrant further review/discussion for potential updates.
- The Board will determine process/timeline for updating some of the rules/regulations including an open and transparent process for resident feedback.

The next HOA Board meeting will be February 8th at Deer Creek Church at 6:30 pm. Meeting was adjourned at 8:32 pm.