

Board members present:

Jacob Neal (President) ___ Present
Bill Bannow (VP Grounds) ___ Present
Shannon Lutterman (VP Pool) _____
Erin Favier (Secretary) ___ Present
Jim Dudley (Treasurer) _____

Members present:

___ N/A _____

Meeting called to order at 2:00 p.m.

Approve previous meeting minutes from 8/18/19. These will be posted to website. **Approved**

Meeting notes added to printed agenda in red font.

President's Notes:

- We are making steady progress reorganizing the HOA and fixing a ton of facilities issues (see subsections for details)
- Today's meeting will be focused on:
 - Quick budget review
 - Counting the 2019 ballots **(32 Ballots received and counted)**
 - Reviewing 2020 projects list (see subsections)

2019 Budget Review:

- Review of 2019 budgeted vs actual, 89% spent and 5300 paid to reserves. In good shape.

Delinquent Dues (Only 3):

- 700.00 Derek & Melissa Wright Wright
 - Outstanding balance will be canceled when the Wrights present an invoice from tree company showing 2017 tree removal from HOA common area. This will close out a multiyear misunderstanding.
- 350.00 Karen & Dan Pence
 - FPM is following up, they have been making payments
- 187.00 Stephanie & Tommy Burdine
 - FPM is following up, they have been making payments

Pool & Pool House:

Updates:

- Pool VP needs to roll out trashcan on Sundays and return on Mondays. Kartik volunteered to help

The following pool house repairs are needed:

- Pool house key fob installation for better access control and door upgrades
- New phone/internet contract
- Create annual PM to paint fence and repair caps
- Install stall trash can in women's bathroom
- Updated pool house camera system (still swapping out cameras). Need to hire an electrician to complete the install.
- Finalize quote for fill timer valve installation
- Install insulation in the ceiling and walls of the exterior storage closet
- Have electrical contractor inspect breaker panel and determine why we have a tripped breaker
- One brick still missing on column nearest the pool house
- Service HVAC unit

Grounds:

Projects:

- Upgrade entryway cameras
- Add front entry and pool house mulch refresh to annual budget
- Select worse dead trees around walking paths and have them removed, include in budget
- Still have people speeding on Rockwell Farm Ln, consider speed bumps.

Current projects:

- Sprinkler valves replaced in June-July
- New LED front entry lighting installed
- Ensure that all designated areas are being consistently mowed and trimmed. Some complaints that areas were being repeatedly missed last summer.
- Ensure that the front entrance is well mulched, mowed, and weeded. This is the most important of all the common areas.
- Clear leaves from pool house by outdoor shower.

Secretary Updates & Committees:

- Plans for fall festival
 - Relocate to Pool area for bathroom access and better visibility from Rockwell Farm Lane
 - Pay neighborhood high schoolers to staff
- Website updates
 - Need a volunteer or consider having FPM handle
- Prepare and distribute Quarterly newsletters
- Decorate for Christmas
 - Need a volunteer and may buy new stuff
- Reach out to neighbors and form/confirm committees:
 - Welcoming Committee: Greet new neighbors, provide welcome letter, pool key, small gift with logo, and information request form
 - Pool Committee: Monitor pool and pool house for issues. Assist VP-Pool with duties as needed.

- Social Committee:
 - Easter Egg Hunt
 - Neighborhood Yard Sale (April)
 - End of School Pool Party
 - Fall Festival

Complaints & Violations:

- General covenants enforcement items to monitor:
 - At August Board Meeting the Board voted to hire FPM to enforce HOA restrictions
 - Need to hire an attorney to write an enforcement policy, then Board will approve and FPM will enforce
 - Start with worse 5 houses
 - FPM will send letters and follow up for \$50-\$75 per home
 - Mold on siding
 - Approval to build/modify existing or adding new structures
 - Fences
 - Any visible outside structure (Permanent Pergolas, mailboxes, painting colors)
 - Missing shutters
 - Unkempt lawns/shrubs

Capital Improvements:

- Replace the marquis letter board and letters. Would we like to switch to a Dry Erase board -
Need second quote

Additional Items:

- Long term capital projects:
 - HOA lot on Autry Lane, why do we have it?

Closing Items:

Next Board of Directors meeting will be in October, exact date and time is TBD.

Meeting adjourned at __2:30__ p.m.