

## Notes HOA Annual Mtg – Jan 15, 2019

Present: Jim Taylor, Tom Willis, John Goodson, Deborah Caldwell, Beth Curry, Wayne Curry, Jackie Malone, Kathy Culley, Sandy Ikner, Janis Porto, Mark Caldwell, Ginger Ducher, Jon Ducher, Teresa Rabon, Penny Taylor, Kristen, Maggie Baker

### Annual Meeting

1. **Called to order 6:00 pm**
2. Nominations from floor –
  - Meadows - Ginger Ducher, Beth Curry.
  - Current Board -returns/continues
    - Meadows Jim Taylor, Tom Willis, John Goodson,
    - Fields - Deborah Caldwell , Angel Decordova, -
3. Election of Directors –
  - a. MOTION by \_\_\_\_\_, Second \_\_\_\_\_. All in favor –
  - b. Seven member Board for 2019 as nominated above – Meadows/five, Fields/Two
4. Approval of Minutes with small change- Marilyn Kane painted signs not Beth Curry.  
**MOTION** to approve by \_\_\_\_\_, Second \_\_\_\_\_. All in favor
5. Close of meeting 6:09 pm

### Board Meeting

1. Called to order 6:09 pm

### Neighbor concerns

Teresa Rabon – property to west of her house

Kathy Culley – Signs for people to pick up after dogs

Deborah Caldwell – purchase playground equipment in Fields – create a committee

Janis Porto – golf carts being driven in green space by teenagers

Mark Mitchell – entrance to Meadows looks nice

John Goodson – did residents move out of big white house in Meadows?

Public forum closed at 6:25 pm.

2. Election of Directors:
  - Jim Taylor/President, Deborah Caldwell/VP, Tom Willis/Treasurer, Beth Curry/Secretary,
  - John Goodson, Ginger Ducher, Angel Cordova- Member at Large
3. Budget – Discussed copy of budget with no dues changes. Deferred discussion on budget with dues increase until later
4. Approval of Budget – deferred until later
5. New Business
  - a. **Boats** – once Devo responds pass info along to residents then HOA has met obligation to try to help: residents need to abide by Covenant

CLARIFICATION - It was mentioned that pick up trucks could not be parked in driveways. Covenant actually state: “no boat, trailer, motorcycle, motor home, camper, plane, recreational vehicle, or **commercial van or truck** may be parked or stored on any street of lot except within an enclosed garage.

Fines – may not result in lien on houses due to Covenants. Can fine \$100 per day up to \$1000 but not over. Would have to go to small claims court after that. Will form Fine Committee.

Board Decisions – in any given year board can decide whether or not they want to enforce specific covenants. Does not need to be in writing and does not need to be announced to neighborhood. If a specific covenant is NOT enforced, it must not be enforced for everyone.

b. **Dues payments** – may be made these ways

By check

Email/call office and they will send link to make on-line payment

Include this on invoice along with date payment is due

Auto draft

Working on getting by credit card but fees are about \$6-7

**Beth to put on sign at entrance – Remember to pay dues by Jan 31.**

c. **Entrances/landscaping** – Jim/Beth have met with BLA, City of Tally, surveyor; water mmgt re: property lines, water flow all the way from Killearn. New definitions have been made and corresponding color coded maps. These were displayed. Water is high but not a problem and can not be lowered without flooding properties to south. Water has been tested and is safe. Need to watch for invasive plants.

Cost to bring property parallel to Buck Lake road up to standard is \$7000, then only \$250/yr to continue to maintain. May be able to do this in phases.

**MOTION** – Board resolution to adopt definitions and maps as landscape maintenance by Beth, Second by John. All in favor.

Note – Goose Creek Adopt a Spot program may be encouraged in coming years. (see Definitions)

Teresa Rabon's area is Forested Common area – fallen trees should be removed, and poison vines removed. Area behind house is Transitional – should be cut to 3-6 inches

d. Dues

**MOTION** to increase dues by \$15 to \$180 by Ginger. Second by John. All in favor.

4. Budget- was discussed at this point -

Reviewed proposed budget sent with Agenda, and new proposed budget including dues increase. New budget includes increase of \$2685 in Other Grounds Beautification to be used to beautify part of property along Buck Lake and clearing other areas.

**MOTION** to approve new budget reflecting dues increase by Ginger. Second by Tom. All in favor.

**New bills must be sent stating \$15 increase.**

e. Signs in yard – Board will not enforce unless it becomes a nuisance.

f. Committees

a. Fine – Janis Porto – need two more

b. Social – Ginger – others possibly interested/need contact – Walter Culley, FAYanne Farabee, Katie Crandell, Wayne Curry, Penny Taylor (all Meadows). Maybe Adam Shidler and Ryan Bailey in Fields who helped with Movie night in 2017.

c. Landscaping – need to confirm from last year – Marilyn Kane, Hayoung Staton, Brenda Morris. Wayne Curry may be interested in working some during week.

d. Architectural – Jon Ducher, Janis Porto

e. Playground – Deborah Caldwell

Other – throughout meeting there was discussion about what to put in quarterly newsletter, whether to mail hard copy until more email addresses are obtained.

Adjourned: 7:40