

**Goose Creek HOA Board Meeting  
Monday April 27, 2020 via ZOOM**

Board members present: Jim Taylor, Beth Curry, John Goodson, Julie Moodoyan, Karen Weldon

Members present: Jackie Malone, Colin Fraser, Katie Crandall, Lisa Mullee, Andrew Franz, Laura Gaffney, Kathy Culley, Anil Ayolithazha, Sindhu Gopel, Earlene Hagan-Hall, Chris Myer, Ginny Bradly, Carmelita Kendrick, Aditi Jamwal, Komalavalli Thiruna, David Beck, Robert Parsons, Scott Montgomery, Teresa Rabon, Janice Porto, Hitesh Changlani.

Meeting called to order by President, Jim Taylor, at 5:30 pm

Meeting will be recorded per Beth Curry

**Quorum of Membership:** Quorum was established as "members present."

**Quorum of Board:** Bylaws state two of three must be present. Five are present.

**Minutes:** Minutes from Jan 9, 2020 were provided. No changes/additions. Motion to approve: John Goodson; Second: Julie Moodoyan. All in favor.

**Trees:** Since beginning of year dead trees on HOA property have been removed from: 134 Northcutt (\$775), 217 Myddleton survey and removal of two pines (\$2,550), 177 Northcutt (\$387.50 – owner split cost of \$775). Total \$3712.50 on tree removal. There was \$3,000 in budget from Contingency account. Most of funds to pay these expenditures came from that account. Board was emailed at time of expenditures. When tree limbs from HOA property or from residents' property hang over the property line of another resident, the hanging limbs are responsibility of resident over which property the limbs hang. HOA may not take action on a residents' property because it would create liability to HOA. Floor open: No comments. Motion to ratify expenditures on trees: Julie Moodoyan. Second: John Goodson. All in favor.

Since new technology is being used - If during meeting there are any technical difficulties or residents have items not addressed at this meeting – please send questions to Kirby Manager at [KirbyManager@gmail.com](mailto:KirbyManager@gmail.com) who will have copy of Minutes from meeting.

**White railings on Rich Farm:** An ACC request was received from two residents to remove this railing. This is not a fence because it does not enclose anything. It is more of a decoration. Two of three owners want to remove railing because of damage and lack of being able to find matching replacement sections. CCRs have no guidance on this matter so HOA cannot determine yes or no. Floor open: Janice Porto asked should it have gone through ACC to be installed? Kathy Culley & Jackie Malone have lived here 19 years and recalled builder probably put it up. Fourth house on street does not have a railing and probably was not built when railing was installed. Lisa Mulley, one of rail owners, stated she cannot get same kind of fence if it was necessary to replace it. Board discussion: All in agreement it is homeowner's business. Board has no authority to act. ACC Form was submitted by owners. ACC may respond back to management company to notify residents to proceed with taking railing out.

**Foreclosure:** Webster/Jason Trail. Discussed at Jan Board meeting to proceed with foreclosure. On March 24, 2020 an offer was rec'd from bank and after consultation with attorney it was recommended HOA accept offer to have bank take over for \$1,066. Email was made to all board and board agreed to proceed. No action necessary.

**Fences:** Have big challenges with fences. Some have been replaced without ACC approval. One is wrought iron and is not in compliance and was not approved. Some have been removed. CCRs give clear guidance that fences around green space be maintained in a specific manner, but there is question about whether there has to be a fence. Some on Rich Farm are in poor shape. Some want to take the fences down. If one along Rich Farm comes down it will leave a gap in a long line of fences. Some others have already taken them down to see greenway. Issue is with interpretation of what HOA can require or not. Recommendation is to table issue and obtain legal counsel for interpretation. Floor open: Janice Porto reported there is a second wrought iron fence placed by prior homeowner next door to her. Several others are out of compliance and will need to be replaced in next few years. Some without fences have messy yards. Should be sent letters. One lot with no fence has swing behind it on HOA property which is rotten and is liability to HOA. Swing should be removed to limit liability. Questions to ask attorney: to interpret CCRs to determine if and where fences are required; can HOA enforce and require replacement to those out of compliance; what action to take to enforce for those out of compliance; what is greenway specifically -does that include pathway along pipeline area; does HOA have

authority to require consistent look since fences are different throughout with some shadow box and some board on board? Enforcement could get expensive. Many neighbors are not going through ACC for fences or for painting. Could owners also be required to repaint? Board discussion: Recommended to table issue until consultation and written interpretation from attorney. Motion to table until interpretation from attorney is received: Julie Moodoyan. Second: John Goodson. All in favor. Will be on agenda for next meeting in two weeks. Neighbors will be notified of meeting date.

**Committees:** Currently there are five committees. Floor open:

- *ACC*-very active and doing excellent job - Teresa Rabon -chair.
- *Fine*- no action needed yet – one potential – Janice Porto - chair.
- *Social* – Ginger only person on. Used to have many events. At Christmas put up Santa box and at Easter/spring did sidewalk art contest. Have had great response from residents. Could do many fun things but need members on committee. Could do Mother's Day, Father's Day, Walter Slaw dog in fall, Picnic in park at Halloween, have police come to update. Need a chair for this committee. Katie Crandall and Lisa Mullee volunteered from Meadows. No volunteers from Fields. If no representation from Fields events will be done in Meadows only. No one from Board wanted to chair. Asked members to reach out to see if there are other people who would like to help. Need about three more. If not any more volunteers by next meeting in two weeks committee will be eliminated.
- *Bylaws*-still have work to do. Chris and Karen Weldon, Jim Taylor and Beth Curry.
- *Landscaping*- Janice Porto will volunteer. Julie Moodoyan will ask Mike. Karen Walden nominated Chris. Board will try to boost budget up by about \$3,000 for landscaping so a company with more manpower can take over. Many challenges with current company. Part of committee role is to look at monthly check list which was made to clarify what landscaping company does and when, and make sure items are completed. Another role may be to consider if there are other things to focus on to beautify neighborhood. No other homeowners volunteered. Recommended committee reach out to see if there are others who would help. Janice Porto reported a tree was hit by lightning on COT property behind her house. Directed to report it to Kirby Mgr. Teresa Rabon asked whether a new company had been hired. Not yet but will be considered. Current company is doing good job considering manpower. GC budget is way under what it should be to maintain this huge property. Budget and dues will have to increase to change companies.

**New Business:** Floor open: no comments. Board: no comments.

Next meeting will be Monday May 11, 2020 at 5:30 pm via ZOOM.

Anyone who may have had technical issues with meeting, or had issues not addressed during meeting contact KirbyManager@gmail.com

Meeting adjourned at 6:15 pm.

Minutes prepared by Beth F Curry – Goose Creek HOA Secretary