

**Minutes – Goose Creek HOA Board Meeting
Monday May 18, 2020 via Zoom**

Board members present: Jim Taylor, Beth Curry, Ginger Ducher, John Goodson, Julie Moodoyan, Karen Weldon. Absent: Judy Anderson, and Danny Hayes/Kirby Management

Members present: Janice Porto, Teresa Rabon, Cheryl Young, Chris Weldon, Robert Parsons, Chris Myers, Ginny Bradley, David Beck, Deborah Hudson, Scott Montgomery, Kathy Culley, Mark Mitchell, Aditi Jamwal, Lisa Mullee, Komalavaili Thiruna.

Meeting called to order 5:32 pm by President: Jim Taylor

Meeting recorded.

Quorum of Board - established – 6 present

Minutes: Minutes from April 27, 2020 were reviewed. Motion to approve Julie Moodoyan, Second: John Goodson. All in favor.

Fences: Discussion was held about fences after review of letter from legal counsel regarding interpretation of CCRs. Homes backing up to green way are required to have fences. Fences may not be removed. Height and style are clearly specified. CCRs are not clear on whether other lots are required to have fences, but all fences must meet CCRs covenants. There is also a five yr statute of limitations to be considered. 121, 122 and 125 Northcutt were built by a different builder and did not have fences installed at time of construction and are excluded from requirement to have fences, however 122 has already replaced fence. Two homes on Spring Gate may also have not had fences originally.

To move forward to pursue compliance for current violations on fences and to address other violations within the neighborhood now and in the future a Violations Committee will be established. All fences will be reviewed and the 5 yr statute of limitation will be considered when pursuing compliance. Also need to determine if houses backing up to pipeline are considered greenway or not. The decision to have a more focused approach for pursuing all violations is to protect property value going forward.

The following motion was adopted based upon what violations the HOA can legally pursue after considering legal counsel interpretation:

1. *Provide a clean slate letter throughout neighborhood, grandfathering in fencing as it exists to remain as it is from this day forward. (Giving us authority to enforce requirements going forward.)*
2. *Continue to require all homes backing up to green way to maintain and meet fencing requirements as defined in the covenants.*
 1. *Excluding 121 and 125 Northcutt Terrace where fences were removed more than 5 yrs ago. Also excluded is 162 Goose Creek trail which has had a wrought iron fence for more than 5 yrs. Should these homes later add or replace fences they would be required to meet covenant guidelines*
3. *Enforce covenant design requirements for all other fencing in Goose Creek.*
 1. *Excluding homes where fences were modified prior to 2015. Should these homes modify their fences at any time they would be required to meet covenants guidelines.*

Motion to accept as stated: Karen Weldon. Second: Ginger Ducher. All in favor.

The clean slate letter may grandfather all lots in as of today, however, members may be required to bring fences into compliance in the future when replacing fences.

Committees:

Violations – Mark Mitchell, Janice Porto and Mike Moodoyan volunteered

Landscaping – Janice Porto, Mike Moodoyan, Chris Weldon and Wayne Curry volunteered

Social – Ginger Ducher, Lisa Mullee, Katie Crandall and Judy Anderson

Fine – Names not provided

New Business:

Buck Lake Road – Recent project has made a nice visual and sound barrier on Buck Lake. This area along with area recently cleared area on Nabb needs to be maintained regularly. Currently there are no funds for upkeep. Funding for maintenance of these area needs to be included in future landscaping budgets.

Unauthorized Vehicles in Greenway – Unauthorized vehicles have been seen in the greenspace coming in via Goose Creek Trail driving over the gas pipeline, and by driving around the gate on Buck Lake. Residents should call authorities immediately to report if vehicles are seen. A barrier needs to be placed between existing “No Unauthorized Vehicle” signs on Goose Creek Trail and similar signs to those on Goose Creek Trail need to be placed at the Buck Lake gate to prevent access to the greenway. Management will work with COT or county to have signs and barrier put in place.

Correspondence by residents - Some residents have been using improper channels of communication about neighborhood business and have been contacting HOA Board Members excessively by using their personal contact info instead of directing concerns to management first. The management company should be the first point of contact. The web site has management contact info along with ACC and Maintenance forms which should be used for neighborhood business. The following rule will be added to GC documents and will be posted on the website. Management will advise of how to properly record as a rule:

Correspondence to the board is to be sent to the community manager. The primary reason is that too often the contact information is misused by residents who will call, text and email directors regardless of time; or go so far as to visit their homes with complaints and suggestions. Association business should be conducted at board meetings and through the management company.

Motion to accept: Julie Moodoyan Second: John Goodson. Vote - One nay, but not from Board Member. Vote reconfirmed. All Board in favor.

Meeting Adjourned at 6:07 pm.

Minutes prepared by Beth Curry, Secretary