

GOOSE CREEK HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
November 19, 2015

The meeting was held at Dunlap & Shipman, 2065 Thomasville Road.
William Lieblick called the meeting to order at 6:00 p.m.

Board members Brian Hickey, William Lieblick, James Taylor, Tom Willis, Chris Rivera and Phil Madden were present.

Approval of the September 2, 2015 Board meeting minutes:

Motion to approve: Brian Hickey, Second: James Taylor, Vote: All in favor

Comments from the floor: A property owner reported that bushes were removed along Nabb Road.

Financial report: There was no budget for the previous year and the Board will work on a budget for the upcoming year. The Board would like to receive copies of all current contracts including when they expire and what they are for. Questions on the real estate taxes and insurance items were answered and the Landscape Committee will work on the budget for that item. The landscaping contract was discussed and it was suggested that the contract be bid out for the whole community. The budget will include line items for repairs and maintenance as well as legal fees and reserves for the alleyways. It was suggested that there be separate reserve items for capital improvements and the alleyways. It was also suggested that grounds maintenance, mulch and landscaping be lumped together. The budget meeting will need to be noticed.

Per the Bylaws the Association is supposed to hold the Annual Meeting in January but the 2015 Annual Meeting was held late. It was suggested that when the Bylaws are revised the Annual Meeting requirement be changed to require it be held within 13 months of the previous meeting or in the fall. The process for amending the Bylaws was discussed and it was suggested that a notice of the next meeting be sent with the proposed amendments and a limited proxy. The attorney will provide a draft set of Bylaws and the Board set a target date to approve the Bylaw revisions and budget of late February.

The delinquent dues were discussed and the Board would like to find out if any of the delinquent properties are rentals and if so pursue tenant rent collection for the delinquent amounts.

Committee updates-

Events/Social: The Committee discussed doing a newsletter as well as a garage sale and yard of the month. The Bylaws may need to be changed to allow signs for the garage sale and yard of the month. The Committee is also collecting emails.

ACC: The Committee discussed mailboxes and is looking into making a list of approved mailboxes. Other issues that were discussed included window AC units, commercial vehicles and a vehicle parking on the curb that was killing the grass.

Landscaping: The Committee is reviewing the contracts and neighborhood boundaries and is getting direction on maintenance requirements of the green spaces. Other ideas presented included a yard of the month and a community garden.

Nabb Road sidewalk update: The project has not been completed yet and the County will do a final walk. A request to extend the sidewalk from Peyton Court to Nabb Road was submitted but that connection would be the City's responsibility. The City has that connection in the queue. The County can install a cross walk across Buck Lake Road once the City extends the sidewalk to the right of way. The issue of bushes being damaged during construction of the sidewalk on Nabb Road was discussed but it didn't appear that there was any permanent damage and the tire tracks had been repaired.

Landscaping: Several bushes at the end of Nabb Road were heavily pruned after the vines were removed from them. The Board would like to see if they come back in the spring and if not will request a quote to replace them. A resident that backs up to Nabb Road reported flooding after the sidewalk was installed and the Board requested that they be informed if it was still an issue after the silt fence was removed. The lights at the Nabb Road entrance were discussed and the Board would like to raise the lights or prune back the bushes. The replacement bush has not been installed at the corner of Peyton Court and the Board would like to get a proposal for installing perennial flowers instead. A proposal will also be requested for trimming the crape myrtles.

Revised Bylaws update: The Board will review the draft Bylaws to be provided by the attorney and set a target to hold a vote in February.

Set next Board meeting date: The next Board meeting was scheduled for February 25, 2016, 6:00pm at the library, if available.

Management report: All items were covered above.

Meeting adjourned at 6:57 p.m.