

January 2018 Meeting Minutes

6p.m. Meeting Opened

Board Members Present: Rick Roberts, Robert Vinson, Bill Lord and Jim Gunter

On-Site Resource Manager Present: Victoria Gunter

Homeowners Present: Approximately 10

Prayer: Led by Jim Gunter

Reports:

Minutes from last meeting: Jim asked the Board Members to look over the minutes from the last meeting for corrections and the request on pg#1 for an itemized statement regarding the amount of "Delinquency Fee Payable" which was listed as \$4,737.44. The itemized list has been received. The Board Members finished looking over the minutes and Jim asked for their approval. Robert made the motion to accept the meeting notes and Rick seconded, all agreed and the vote was unanimous.

Financial: Year End from McKay isn't correct; noticeably the Nov. & Dec. bank acct balances are the same. Actually, during that time \$50K was withdrawn to start the new account with Southern Mgt.

The Dec. loss was \$38,972.00 The Nov. column reflects \$47,450.00 was spent over the budgeted amount and over \$s coming in. These are the real numbers and McKay Mgt. didn't make us aware that there was a problem. They also didn't advise the Board of the \$50K shortage in the sewer bill; these are the basic reason we chose to change mgt. companies.

Jim went over the rest of financials and showed in the financial breakdown that almost 65% of our budget right now is going to water and sewer. Last year it was 50% and it expected to get worse this year.

The Board has requested that our new mgt. co. gather bids for our insurance for this year which typically starts in March. We should get the bids in Feb. and the Board will review them and make a decision on which company we use and how many pmts. there will be for this year.

Collections:

1800 Woodvine Lane insurance claim: Water problem. Jim requested from the Board approval to ask insurance co. for a check for \$4500. Homeowner is responsible for the \$5k deductible. Robert asked if homeowner will get the \$4500 check, Jim said that it would come to the Board. When the check comes Board members will ensure that the work is completed correctly and the \$4500. Will be applied to the homeowner's arrearage (\$12K) on her homeowner's dues as she requested the board do in a letter from her dated 6 months ago. Jim asked for a motion to approve this. Robert motioned, Rick seconded all voted to reimburse.

1801 Woodvine Lane: several thousand dollars delinquent. Jim asked for a motion to send the account to Mr. Bright for collection and to accompany that request with Mr. Bright's filing fee check which has generally been \$250.00. Robert made the motion to approve, Rick seconded, unanimous vote in favor.

1842 Oakleaf Lane: delinquency in HO dues: an agreement with the Homeowner has been reached. Homeowner agreed: To make \$1k pmt. by 1/25/18 and then \$1k per month for next 4 months then pay balance in a lump sum. If this plan is not followed then the entire agreement is null and void and collections will proceed. Homeowner has made the first pmt. as of 1/25/18. Because this Homeowner appears to be abiding the agreement, Jim requested that, for this Homeowner, the Board make exception to their resolution regarding delinquencies and not send this account to collections at present, pending further adherence to the agreement. Jim asked the Board to approve the agreement and the exception. Robert made motion and Rick seconded. All voted in favor. Updates on this will be next month.

New Business:

- Victoria is now a Notary so the HOA will no longer pay Notary fees as needed. She will be offering the service to anyone in the neighborhood as well.
Transition between Mgt. companies has been "rocky" but progress is going well. Soon everything will be accessible at the On-site office. Questions Homeowners may have that previously had to go through the Mgt. Co. can now be taken care of at the On-site office. Also, any HO dues that were received at McKay or at the On-site office by close of business on the 10th of Jan. were not considered "late" even if your check hasn't cleared your bank until end of the month.
- 1847 Stonehenge Dr.: much effort has been put in but we have found no one associated with the Homeowner (who passed away some time back) that would now be the owner and there is no 1st mortgage. The next step in finding the rightful owner is to start foreclosure proceedings to: A. find the current owner & B. recover delinquent dues. Foreclosure fee is \$1850.00 by the attorney. Foreclosure process was explained. The Board was asked for motion to foreclose and approval to send filing fees for process to the attorney. Motion to foreclose made by Robert, seconded by Rick, vote was unanimous to approve.
- Mail box/ Parking lot numbers: \$202.44 this is for the mail box, post and plate that mounts mailbox to the post for the On-site office/clubhouse. Jim paid for it with his personal account and would like Board to approve reimbursement. Robert made the motion and Rick seconded. Vote was unanimous to reimburse.
- Internet availability at the clubhouse: when Victoria is in the office any neighbor can bring their internet-ready device to the clubhouse and Victoria will get you set up so that you can use the internet at the clubhouse for free.
- 1812 Oakleaf Lane reimbursement of \$100.00 to Sub-contractor (Timmy) for small roof repair: Jim paid Timmy from his personal funds (proof presented to Board) and explained that rather than making the sub-contractor wait for the bill to go through the usual (and time consuming) process he paid him directly and now asks for reimbursement. Motion to reimburse made by Bill Lord and seconded by Rick. All approved—unanimous.
- Volo Village Messaging: we will be setting up our own. It will be text and voice. The fee is \$325.00 for one year. Victoria will be sending these out and will need phone number and/or email address for interested persons. Motion to set this up was made by Robert and seconded by Rick. Vote was unanimous: in favor.
- Signage in parking lot: Sign saying "No Loitering" will be put up at the clubhouse to stop mischief-makers from hanging out in the parking lot at the clubhouse.

- Assessment due date: we are reaffirming for the current Mgt. Co. that your assessment dues must be paid by the 10th day of the month. If it is not paid by the 10th of the month a \$40.00 late fee will be added to the balance. This is the same as last year. Motion to approve this made by Robert, seconded by Rick, vote: unanimous to approve.
- Mailbox/ house numbers: For safety's sake all residents should make sure to display their house number either on the house or mailbox. The Board will soon be starting a program to ensure that each home in the neighborhood has this done.
- Parking at end of Woodvine Lane (1800): there is a long utility trailer that is being parked next to the woods beside the house and an enclosed trailer that is being parked on the grass beside their carport. It is against the law to park on the grass in Centerpoint. Victoria was told by the Board to report that to the Police Dpt. Tomorrow. There is also a lot of garbage under the carport. We have sent them letters and they have ignored them. Resolution needed that states "vehicles and trailers and anything else with wheels parked on the grass or on the street will be towed at owners expense and each subsequent time towing is done there will be \$50.00 fine in addition to towing fee added". Motion to approve this resolution: Rick, seconded by Robert. Vote was unanimous.
- Homeowner asked about parking on the street. Answer: it is not allowed unless it is for a brief time unless it hampers emergency vehicles. Visitors that can't park in the driveway may park at the clubhouse.

Repairs:

- 1827 Stonehenge Dr.: Mr. Wilmoth called and wants to know why his grass isn't growing. A tree was cut down. The Board has this matter under review.
- 1826 Stonehenge Dr.: Homeowner still experiencing water issue. Mr. Foy told Board that he had a plumber fix the toilet but water is still coming in so he has had 2 different contractors look at it and they both say that it is due to a large pine tree hanging over gutters and clogging them with pine straw and making the gutters lean and the water is coming out and going under the house and coming down the wall and getting in the house. Jim told him that the next time it rains to call Victoria and she will call Jim to come and look at the problem. Association will fix it.
- Request for some painting- no address given. We don't do painting until spring.

Open Questions/ Comments

- Robert reminded everyone about the assessment payments due on the 10th. It was clarified that if Homeowner wants to bring their check to the On-site office, Victoria will give them a receipt and then take all checks that she gets by the 10th of each month to the Mgt. Co. for deposit.
- Trees being cut on Oakleaf Lane: Jim went over efforts he & Victoria have done to curtail the mess created by the tree cutting. The owner of that property has been required to put down gravel to keep the machinery from bringing mud onto our street. There should be silt fencing going up to prevent mud and debris from travelling off that parcel of land and that's all that can be done.
- Homeowner let board know about her neighbor's dog who barks constantly when outside. Jim asked Victoria to check with City of Centerpoint regarding noise ordinance.
- Homeowner asked for copy of the minutes from last meeting. He was given a copy.
- Homeowner asked about voicemail messages. Victoria said that it would be voice message and email.

Meeting adjourned at approximately 7:15