

## Minutes for June 22, 2019 HOA meeting

Attendees: Tom Easterby (term end 2019), Tony White (term ends 2021), Trudie Easterby, Lee Smith and Page Courtney (term ends 2022)

Vice President Tom Easterby welcomed everyone and called the meeting to order at 2:00 p.m.

Covered minutes from board meeting held on March 28, 2019. A motion was made to approve meeting minutes. Meeting minutes were approved.

### Financial Report:

The Financial report was reviewed and approved. Have collected dues from 80 lots – 7 lots haven't paid dues – will put lien on lots in July. Lot #9 was sold and \$1,800 was collected in late fees.

Will put the lawn care out for bids – have allotted \$600.00 a month for this fee. Motion was made to approve May 31, 2019 financial report. Motion was approved.

### ARC Report:

There are 4 houses under construction. Lot #9 has sold – will start building in summer. Lot # 29 also has sold. Lot #48 wants to put a sign on dock.

### Old Business/New Business:

Discussion was had on the following:

Fines for covenant violations:

1<sup>st</sup> violation – talk to them face to face

2<sup>nd</sup> violation – letter written and sent to violator

3<sup>rd</sup> – fine of \$50.00 a day

This opened up discussion from Lee Smith – against having fines – or even if fines are needed. This should be a topic for the annual meeting. It was brought up at the last annual meeting and is still open for discussion. Need to ask pro's and cons from homeowners.

Still working on the verbiage of the set back lines. Board members were tasked with coming up with verbiage, defining what the problem is and having solutions (such as pro's and con's). This will also be discussed at the annual meeting in October.

Talked about buying vines to cover the front side of the storage yard fence. Discussion was held on using plastic slats instead. This will be discussed at the annual meeting with homeowners.

Looking for nomination for President – should get a nomination committee together.

The preliminary budget for 2020 was discussed:

No plans to increase dues

Income kept the same

Should we increase the general maintenance funds – We have it set at \$8,500.00 – keep the same or change?

The fence is paid for so will take this cost off the budget

Raise the lawn care budget to \$10,00 for the year.

Open discussion:

Tony will talk with Bryan Counts about negotiating price with grass cutting – along with storage yard / entrance. Will give a cost for the entrance. This will be opened for discussion at the annual meeting.

If Mr. Bedenbaugh's property sells – we will have someone in the community not paying homeowners fees. They will not have usage of the boat ramp, pavilion or boat storage. Need to "package" the benefits to joining the association in the right light so the new homeowners would be willing to join. Tony has already talked to the realtors listing the property about "selling" the benefits of the homeowners association. Lot 16 is available to be sold with the house – if the owners buy this – they will pay dues on this lot – but will not have to comply with association covenant when it comes to the house.

The board thanked Lee Smith for taking the time to identifying and tagging the storage yard material. Everything that is in the storage yard to date is properly labeled.

Tom closed the meeting at 3:45 p.m.

Minutes recorded by Page Courtney – Board Secretary

Minutes approved by the board