

# HOA Board Meeting Minutes

September 21, 2023

## Call to order/Roll Call @ 7:02 pm

- Board Members present: Andrew Hinton, Phyllis Moy, Eve Simpson, Judy Williams
- Residents in attendance: Amy Huddle, Chris Gronbach, Zach Edenfield, Joe Simpson, Dennis Walzcak, Mike Doll, Hannah Hinton, Krista Elliott, Mike Britt, Lynn Britt
- Motion to accept August 17, 2023, minutes made by Phyllis, second by Andrew
- Questions from residents and answers given by Board members:
  - Will they fix the lines for the Highway 9 fence?
    - Yes, they are marked and will be fixed the upcoming weekend.
  - Will they fix all that is wrong with the fence, like the missing panel?
    - Will find out
  - Resident suggested a money saver since mowing the hill adjacent to Highway 9 is extra.
    - Phyllis answered Crabapple only charges \$1,409/month and mowing the hill is not extra. What is extra is the retention pond and that is a county requirement. Approximately every 6 months Crabapple takes care of cleaning around it. Crabapple mows almost all areas weekly and some common areas bi-weekly. Phyllis is the POC.
  - Resident suggested some type of landscaping around the fence.
    - Phyllis said we are looking at the budget for next year and if anyone knows someone to recommend, that would be great. We need 3 quotes and it needs to be low maintenance. Andrew suggested Creeping juniper to put up as ground cover. Resident suggested picking low maintenance things and Phyllis said if resident wanted to help and call, that would be great. Just let the board know.
  - One resident came out because people were complaining on Facebook. He wanted to help explain things and wanted to know the cost for the trees being cut down. Also, if other HOAs' dues are not as much, he would like to know what those amounts are. Resident was on the original board; the board interviewed five companies and PMI was the best for the price. The board makes the assessments/dues. PMI is only a communicator for us.
  - Phyllis stated the board had an emergency meeting to figure out how to meet the community needs with all the damage from the storm. PMI mentioned we need to build up our reserves.
  - Resident suggested PMI reps come to our annual meeting and explain exactly what they do.
  - Resident stated the PMI site needs to have some of these things added to the website for people to have all the facts so they can't argue...more information to help make sure people can see everything.
    - Phyllis said she will look at how and if about sending out or add things about estimates.
  - Another resident also stated PMI website is not user-friendly. They have had a lot of violations and feel they should be discussed with the resident before the violations go out. Feels like they just pick out certain ones and letting other houses go.
    - Phyllis stated PMI does drive one way through the neighborhood.
  - Resident stated "don't load up on HOA". Let PMI do their job, and there is ARC committee to know what to do to take care of our homes.
  - Resident stated he was here because he wants to be involved; be part of the solution and not the problem.
  - Another resident stated they got a paint violation but didn't know exactly where they were to paint...be more specific to what exactly needs to be done.
  - Resident who recently had a fire gave an update on his house. He appreciated not being told to paint, garage door not up to code, etc. They had to go to court over their fire with the battery

company...so that took several months. Finally released, so now their contractor has been in and trying to get things done to get the house fixed.

- Phyllis stated the board would be moving on with meeting. Residents were welcome to stay but cannot participate.
- Resident stated transparency is going to be good!

## **Officer Reports – Old Business**

### **1. President: Phyllis Moy**

- a. Insurance final payment: for fence repair and stain, \$15,000 (that is not the ACV we are receiving). Received \$6,764.47 for clubhouse roof.
- b. Storm damage totals: \$43,472.73 plus our \$1,000 deductible.
- c. Retention pond: completed bush hog by Crabapple
- d. Lease report received: currently have 4 rental properties
- e. Assessment has been mailed out: have received questions and concerns
- f. Grass dam issues: needs to stay on list. Talked about the tree canopy and trying to clean out. Asking for help within the neighborhood that we try to manage to we don't have flooding.

### **2. Vice President: Judy Williams**

- a. No updates

### **3. Treasurer: Eve Simpson**

- a. Had an issue matching receipt for the pool gate. There was a discrepancy but we paid the correct amount.

### **4. Secretary: Melissa Boyle (absent)**

- a. Updated website calendar and PMI calendar.

## **Committee Reports**

### **1. Architectural Review Committee (ARC) – Eve Simpson**

- a. Recently approved requests:
  - 4435 Orchard Lake Drive, extend patio
  - 4665 Orchard View Drive, extend driveway
  - 4460 Orchard Lake Drive, roof
  - 4520 Orchard RC, fence
  - 4570 Orchard View Way, painting and landscape
  - 4355 Orchard Lake Drive, roof
- b. Pending requests:
  - Transparent stain for fence; Mike Britt will send Eve a picture of what he used

### **2. Safety & Security Committee (SSC) – no committee chair**

- a. Pool parking sign installed – thanks to Andrew

### **3. Pool/Clubhouse Committee (PCC) – Michelle McHugh and Julie Kijowski**

- a. Pool is closed; target date to cover the pool
- b. Slings have not arrived but want to re-sling chairs before they are stored

### **4. Beautification/Landscaping Committee (BLC) – Dean Mills and Rosita Presley**

- a. September Yard of the Month is 4510 Orchard View
- b. Community work day, October 21.

### **5. Social Committee –Andrew Hinton and Suzanne Roche**

- a. Summer Event
  - Movie Night was another success
- b. Upcoming events: Fall
  - Fall Hayride/Chili Cookoff will be October 21, rain date November 4. Andrew will be asking for hay bale donations for hayride. Planning on wrapping them this year so can use again.
  - Holiday Party will be December 16

## **New Business**

1. Erosion issues in the common area between OVW and OLD.
  - a. Have received a quote from Crabapple
  - b. Andrew will call for more quotes
  - c. Discuss again at next meeting
2. Fence repair by Elevation Scapes to begin Friday, September 22
3. Power wash: neighbors to help use water and power wash
  - a. Andrew will head this up to save us \$10,000
  - b. Will include Highway 9 and Tallant fence line
  - c. Have to wait 60 days for new wood to dry out
4. Clubhouse roof
5. Insurance decisions
6. Concerns about roofers and noise ordinance violations. Phyllis received a call about noise from the roofers and was asked to tell the rest of the board. She also called PMI.
7. Budget: still waiting on some quotes
8. Reserve study has given us a way to plan and maintain community and amenities
9. Talks of trying to have a minimum in reserves at all times
10. PMI contract: just give it if people want but put bullet points about what they do via OL website

## **Announcements/Remarks**

- Next board meeting scheduled for Thursday, October 19, 2023
- Motion to adjourn made by Andrew, second by Judy, motion carried
- Adjourned at 8:30 pm