

Meeting Minutes- HOA Board Meeting – September 07, 2014, Sunday 1pm

Board Members present- Gary Dasario, Todd Shea (Kara Woodall did not attend)

Management Company Representative- Roseanne Saladino

Homeowners: 9 Present-Tony Booth, Bob Hall, Analia Murray, Amy Shea, Jennifer Huffman, Frank Berns, Drew Samples, Dennis Gray, Ginger Byrd

Agenda

- Call to order- Todd Shea called meeting to order at 1:05pm
- Financial review- Ms. Saladino reviewed financials and Q&A
- 2014 HOA community highlights to date
- Upcoming projects
- New business

Open Items

- Speed hump survey- consider another on Windflower Dr.
- Street parking- refresh understanding of rules
- Mailbox decals- replace with approved decals only
- New website- under construction (Thanks Amy!)
- Nextdoor- Neighborhood social forum
- Garage sale- 9/26-9/27 8am-4pm
- Next board meeting (elections) 12/04/2014 7pm-8pm
 - December elections- at least 1 open seat – need quorum or seat will be appointed
- Summary of operational activity (mgt Co.)
- Status of tennis gazebo- committee update
- Street, curb, sidewalk repairs- being submitted
- Other upcoming events: pool closing, garage sale, holiday events
- For Sale signs not allowed anywhere on common property
- Nextdoor- increased signups and usage
- Tennis court resurfacing completed
- Replacement of dead landscaping
- Possible resurfacing of club house parking lot
- Club House new furniture completed
- New pool furniture- next season (planned)
- Renew pool maintenance contract- consider
- Basketball courts- request for better security lighting (to reduce mischief)

Other items from homeowners-

- Regarding speeding- agreed to start with a “your speed” sign for a period, followed by police enforcement approx. ½ way down long side of Windflower Dr. Also focus on stop sign at entrance to the neighborhood. Also discussed placement of an additional speed sign on right near top of hill. Consider placing “children at play” signs on the other side of the sign posts.
- Regarding mailbox repairs- official decals are \$25 plus shipping. Info on website. Also, a firm is available to complete refurb of existing mailboxes and post \$180. New Purchase is approx. \$385.

- Board elections- reminder we have not had a quorum for a few years to execute an official election. The quorum needed for our neighborhood is 45 votes. Homeowner must be in good standing to vote. Short of a quorum, existing board members will appoint any vacancies through majority vote. (process we have followed the last few years)
- Regarding tennis gazebo- the committee has recommended focusing on bleachers first, then consider a smaller gazebo, either past the basketball court or closer by the parking lot. Great feedback from attendees on the use of low maintenance “sail” or canopy covers to shade the bleachers.
- Homeowner suggested using a county gov app to report street, curb and sidewalk repairs. Link on website under Utilities, government
- To increase security and safe use of our common areas we are considering a number of improvements, including additional lighting around the basketball court and play area. More security cameras and a gate across the club house parking lot entrance to limit after hours (10pm) access. Great feedback from homeowners present on this.
- Tennis courts require an overhaul of the current drainage system will incorporate French and box drains and other to get water off the courts and into the drainage ditch.
- Detention pond is scheduled for its annual clean up this fall
- Consider pressure washing all curbs, gutters, and sidewalks. Board will price options
- Monique our events planner was not present, but Amy Shea passed along that she is excited to be the new events committee chair (Thanks Monique!) she will be organizing a number of social events for us in the coming months.
- Ginger Byrd is joining the events committee
- Amy She is joining the pool committee
- Dennis Gray will be heading up a committee to access possible options for the 11 acres that the HOA owns at the end of windflower Dr., across the flood plain and abutting Hwy 92. Thanks Dennis!
- Final request was for increased attention on weed control and general yard maintenance. **This issue is becoming increasingly problematic in the neighborhood.** Rosanne typically drives through on a monthly basis. Meanwhile, we can all either talk to our neighbors or send a request to Roseanne for follow-up.

Gary Dasario and Todd Shea closed the meeting at 2:06pm