

HOA Meeting Notes June 16, 2016  
HOA members: Bill Chipp, Brent Wilde, Brock Weeks  
HOA Manager James Durrant

One homeowner present asked if the Board would be lenient regarding fines that have been placed against him. After some additional discussion Bill motioned to table any decision regarding outstanding fines until the homeowner meet certain obligations to the HOA. The motion was seconded by Brock, and the Board voted Unanimous to approve.

Brock motioned to allow solar panels on homes based upon their obtaining prior approval from the local architectural review committee before installation. The motion was seconded by Bill, and the board voted Unanimous to approve.

Randy Hill attended to request conveyance of HOA common property to the homeowners in lots 128, 129, and 130. This piece of common area is not being utilized by the HOA currently. The Board after looking at plat maps and aerials concurred that there is no future plans for the space. It was noted that the HOA president in 2010 gave approval for Randy to Landscape his property as well as the HOA common area. The size of the area behind the Randy Hill's property is approximately 2590 sq. ft. Behind Ron Frost, lot 129, is roughly 3500 sq. ft. Other homeowners in attendance also inquired about the common areas behind their homes as well. These included: Ron and Susan Frost, Chris Weppner, Colby Vogt, and Katie Hill. *[who was the lady there representing the lot owner between Gordon and Maddox homes]*

The Board after some additional discussions agreed that they needed to inform the homeowners at the next meeting that we would like to move forward with a proposal allowing conveyance of common area land behind lots 128, 129, and 130 and the common area that makes up the trail system in phase 2 as long as the land is not part of an improvement project. If there is not reasonable objection from the homeowners the board will require the following:

- All of the homeowners that share a property line with a contiguous common area being considered must unanimously agree to the conveyance of the property. One area of contiguous land will not holdup another from proceeding. For example if all of homeowners of lots 128, 129, and 130 unanimously agree to the terms they may proceed and not wait for other common area homeowner not contiguous to theirs as long as the Board feels that the land should not be preserved for a future improvement.
- All of the homeowners that share a property line with the common area being considered must agree to pay all fee related to the conveyance which may include but not limited to legal fees, platting and engineering costs if necessary, recording fees etc.
- All of the homeowners that share a property line with the common area being considered must agree to pay some type of consideration to the HOA on a square foot multiple for the land that would be conveyed to each homeowner, the amount that is to be paid will be determined at a later date.
- All of the homeowners that share a property line with the common area being considered must agree to and pay all costs to remove asphalt trails, if any, and incorporate the property in their landscaping.

- All of the homeowners that share a property line with the common area being considered must agree to maintain the property at their cost.

After some discussion regarding the weed and debris on empty lots Brock motioned that all unimproved and lots that are not landscaped must cut and maintain the weeds at least 3 times annually. 1<sup>st</sup> must be completed by May 15, July 15 and September 15 each year. The motion was seconded by Brent, and the board voted Unanimous to approve.

The board reviewed the Financial statements prepared by James. Brent had some suggestion regarding the presentation of the financials and would follow up with James to incorporate the changes. The Board voted Unanimous to approve the financials.

The board discussed some updates from ProGreen on landscaping on the following items:

- a. The board directing ProGreen to cut the natural grass near the entry way.
- b. There are issues with the sprinklers on the common area trails (control at main box): the Board asked ProGreen to wait and see what happens with common area conveyance.
- c. Mulch is scheduled to be delivered and installed next week.
- d. The Board directing ProGreen to spray thistles up high ProGreen noted that in 2 weeks they will bloom.

James updated the Board on some electrical issues with the entry way square lights. After some discussion that Board asked James to seek a couple bids to get this issue fixed.

The Board directed James to hold off on future inspections for now.

Bill Chipp updated the board on 4 lots and the 10 feet to be transferred.

Next board meeting: Thursday June 23<sup>rd</sup>.

Bill motioned to adjourn the meeting. The motion was seconded by Brent, and the Board voted Unanimous to approve.