**ANNUAL HOMEOWNERS MEEING**

**hoa mEETING nOTES 2.8.2020**

# Date: 2.8.2020

# Location: Pergola

**Board Members: Coryne Matthews, Scott Reagan, Carson Grimes, Moira Skea, Ashley Worthing**

**Invited attendees: All homeowners**

# Items for discussion:

1. **Raising the monthly HOA Dues**
	1. Explanation of financials
		1. Increase in Water Fees due to usage and increase of cost of living
		2. Increase in Waste Management Fees
		3. Increase in Landscaping Costs to improve community to previous standards
		4. One-time costs associated with pipe leak
	2. Explanation of how to use the adjusted dues
		1. Return the budget to an ‘in the money’ status should reserves be needed
		2. Potential improvements to community:
			1. Pergola
			2. Commercial grade, sustainable playground set for children
			3. Replace landscaping that was previously removed
			4. Add to seasonal décor
	3. Board proposed an increase of $15
		1. Community expressed a concern as to if this increase was enough
	4. Vote was taken and an increase was **unanimously approved**
	5. Vote was taken for a $15 increase = 7 votes
	6. Vote was taken for a $20 increase = 15 votes
	7. Approved increase of HOA dues to $155/month effective April 1, 2020
2. **Committee Updates**
	1. Architectural: Chair Moira Skea
		1. Due to the aging of the community, a notice was given to residents to evaluate homes for any home improvements which may be needed to be address safety and/or aesthetics
		2. Board will be sending friendly notices if such improvements are deemed necessary
		3. The board would like to work with the homeowners to get issues resolved and will be looking into standards to assist in this process
	2. Landscaping: Chair Coryne Matthews
		1. This year the landscaping committee will be making necessary replacements and improvements throughout the community
		2. The pergola will be an item of interest to improve
	3. Social: Chair Scott Reagan
		1. Improvements to Christmas décor
		2. Halloween was a great success – more events like this to encourage community interaction
		3. Looking into the free library idea
		4. Garage Sale – Dates for consideration:
			1. February 29th or March 7th
			2. Board to send out vote by Monday, February 10, 2020
				1. Could be Facebook, Text, Email
			3. Confirmed once/year in the spring as the best time for a garage sale – could reassess in the fall
	4. Parking: Chair Ashley Worthing but due to new position, John Krug gave the update
		1. There are 27/28 open spots
		2. 8 passes have been issued for those who need to park on the street – payment of $30 monthly
		3. Temporary passes are available for emergencies or if a guest is going to be staying longer than 30 days
		4. 5 red tags handed out in 2019 – these are issued prior to towing. 5 is a great improvement from previous violations.
		5. The board reinforced that we do not aim to tow and will do everything possible to ensure this does not occur. It is only used as a very last resort.
3. **Initiative for 2020**
	1. Pergola
	2. Dog run
	3. Solar Lights in the trees – it is especially dark in the back of the community Garden Shadow Lane
		1. This was a previous recommendation by a security assessment of the community
		2. Homeowners to ensure the lights on their garages are working
	4. Upgrade to wireless gate technology allows for more than 1 phone per household
		1. Agreed to allow for up to 2 phones for gate admission/home
		2. Members, please update your contact information on the website
	5. Request to update gate access entry box
		1. Agreed that the fencing budget should include this cost