

HOA General Meeting

Tuesday April 20, 2021 Time: 6:30 pm

Location: Outer Loop Government Center

7201 Outer Loop

Commissioners Present: 8 Total Residents Present: 4

Emir Tenic, President Nevada Cox Anne Mulligan

Shannon Jackson, Treasurer Tom Jackson David Shipp

Laura Olliges, Secretary Mary McCallon

1. Call to order at 6:32 pm Welcome
2. Old Business:

* Repair of brick entrance (approved $4,800 at last meeting) We got the cost down to $4,500 with painting instead of sealant, and the contactor is working on it now. We might get some solar powered lights to shine on the entrance when it is finished. The Commissioners agreed on light grey paint, but this phase hasn’t started yet.
* HOA dues notifications were emailed out this year to those that gave us email addresses. We have opened a PO Box and have tollfree number: 1-800-866-2640
* Approval of October 22, 2020 HOA General Meeting
  + Motion to accept made by Dwayne Miller, seconded by Tom Jackson

1. New business:

* Financial Report – Reviewed by Treasurer, Shannon Jackson
  + Electricity and Landscaping are the primary use of funds so far this year. Materials have been paid for the brick repair on the front entrance and labor will be paid later. LG&E expenses have been almost $5,000 from January - April.
  + A recommendation was made for including a chart with the financial report which may give a clearer presentation of the expenses.
  + Energy efficient bulbs are used with street lights in the neighborhood, yet costs are still increasing because fixed costs have gone up.
  + Motion to accept financial report made by Louis Hobbs, seconded by Nevada Cox
* Neighborhood Maintenance
  + Recent neighborhood cleanup effort has helped with keeping things looking nice.
  + Neighborhood activities can be scheduled for the fall if someone is willing to take the lead for planning them.
  + Islands in the neighborhood – the walls are so low after multiple pavings, people drive over them, destroying shrubs. There was discussion on the need to raise borders, especially on the corners (which school buses hit). Emir will look into cost estimates and companies that do this type of work. (Mention was made of Cardinal Curbing @$3500 for curbs in front of one house)
  + Oakview Ct also needs attention, for landscaping. Nevada will get a quote for this.
  + House sellings have slowed down. Anne is still in charge of getting welcome packets to new homeowners.
* Neighborhood Nuisances
  + Can email Emir or submit message on the HOA website for reporting nuisances.
  + We need a comprehensive list of “nuisances” for consistency purposes
    - Continued law enforcement presence at residence
    - Ongoing noise disturbances
    - Animals off leash/not respecting others’ property
    - Property or lawn continuously not maintained
    - Outward appearance not maintained
    - Campers, boats, large vehicles constantly parked in neighborhood
    - Vehicles in cul-de-sacs obstructing traffic
    - Parking in yards continuously – all four wheels are supposed to be on the pavement
  + If Emir receives a written complaint (for a paper trail), he can send a letter on behalf of the HOA. The HOA will not police the area, but we can send letters/notices.
  + People need to call 311 also to report nuisances
* Door prizes awarded to residents present. We need to get more people to come to HOA general meetings!

Motion to close meeting by Tom Jackson, seconded by David Shipp

Meeting Adjourned at 7:25 pm Laura Olliges, Secretary