

Special Session HOA Meeting

Tuesday May 25, 2021 Time: 7:00 pm

Location: Outer Loop Government Center

7201 Outer Loop

Commissioners Present: 9 Total Residents Present: 15

Emir Tenic, President Nevada Cox Dwayne Miller

Shannon Jackson, Treasurer Tom Jackson Anne Mulligan

Laura Olliges, Secretary Mary McCallon David Shipp

1. Call to order at 7:10 pm Welcome
2. Financial Review to answer questions raised at the beginning of the meeting:

* We assess $150 in dues primarily to pay for utilities and landscaping.
* Snow and ice removal is extra (and not a regular expense), but we have reserves and some leeway within the budget to cover things like this when the need comes up. We usually just pay for snow removal on the inclines and intersections, so some areas may not be as clear due to lower traffic. We spent approximately $2,200 total on ice and snow removal this past winter.
* LG&E is approximately $1,300 a month. Water has gone up due to sewer costs rising.

1. Special Session business:

* Spending needs to fix curbs on landscape islands at the entrance of the neighborhood
  + These curbs have been run down over the years due to road pavement levels rising through repavings and vehicles running over them. In order to have them redone at the standard regulation curb height (8-10 inches), we have contacted a couple of vendors to get a quote.
  + Quote from Cardinal Curbing for $1,800 for one island; requesting quote from David Curtis who just worked on our brick entryway.
  + We are requesting approval for spending up to $2,500 on this specific project, for both islands at the front of the neighborhood.
  + Motion made by Tom Jackson for approval of $2,500 spending for this project.
  + Discussion prior to the vote involved the height the new curbs, whether or not we will go with the lowest bid, will the curbs be painted, the need to address the landscaping within the islands after the curbs are raised, the current process for budgeting projects like this.
  + Unanimous vote in approval of spending up to $2,500 on the curb raising project.
* Raising the current spending limit of board of commissioners from $500 to $2,000
  + This spending limit has not been updated since the original bylaws were written.
  + For a change in the bylaws, 10% of homeowners must approve, therefore we need 18 votes (180 households). (However, only 149 homes have paid their dues. Questions arose as to whether or not this affects the equation for the 10% necessary votes.)
  + Motion to increase the approved spending limit of the board of commissioners for ongoing project needs from $500 to $2,000 was made by Tom Jackson.
  + At this specific meeting, there are only 13 households represented. Even unanimous current support, one commissioner attending by Zoom, and two or three other homeowners submitting their approval by phone, it was decided that we should check the bylaws, amendments, and do a little more research before we allow the motion to pass.
  + Proxy votes need to be written and submitted to the Secretary. David Shipp and/or other commissioners will get written proxy votes, and the final vote for this motion will be shifted until the next General HOA Meeting.
* Engaging additional commissioners
  + Encouragement was made to get more commissioners involved.
  + The names of new commissioners need to be submitted to the Secretary.
* Neighborhood Nuisances
  + The issues of parking on the street were discussed at length.
  + Long-term parking on the street in our neighborhood is a violation per our bylaws, however, this hasn’t been enforced in the past.
  + People are encouraged to call 311 to report any parking issues (as well as any other issues) that create a nuisance.
* Community Yard Sale
  + June 18-19, 2021 was proposed for a community yard sale.
  + Moved by Nick Murphy, Seconded by Tom Jackson. Approved.
* Open forum/other items
  + The speed limit in our neighborhood is 15 MPH, yet in Hollow Creek it is 25 MPH. This causes issues sometimes with vehicles entering our neighborhood from Hollow Creek.
  + It was suggested that John Torsky or James Peden can be contacted about putting up a traffic sign for the speed limit.
  + The reason the speed bump additions for Cove Dr from years ago were never followed through with was due to an issue with the fire department needing a fast route through the neighborhood.

Motion made and seconded to close meeting.

Meeting Adjourned at 8:00 pm Laura Olliges, Secretary