**2019 Annual Meeting Minutes**

 2-9-18

11 attendees 42 units

Danny Stribling 8 units

Cynthia Grayson

Denis and Charles Brown

Jeff and Betty

Mark Simons

Jean Wilson

Melissa Newman

Sherr

Minutes approved

* Belinda and Brown agreed minutes

2018 Budget Review

Collected $63k dues transferred

Miller’s foundation repaired

Insurance $14k/year, $10k

Special projects = sidewalk repair

-9k Jan 2018, end $6k

$553 delinquent-low, only go to attorney after 3 months

$7.6 + $11k

10% Annual income in account

Spent $2100 on plumbing-sprinkler systems

$125 per unit to pay bills

Roof

* leak problems along small bedroom and in middle of living room.
	+ Replaced flashing near fireplace. Still leak somewhere. HOA sent painter. No leak repair. Suggest brick sealant to protect from water seepage through brick
* Also other units caught water through brick into wall
* Motion to look into brick sealant for all. 2nd motion to further discuss not to exceed $2k or $2100
* Brown noted there is no proper drainage from gutters. Look at extensions to prevent foundation issues

Sidewalks

* need to be repaired
* Look at 2504 sidewalk
* Will do assessment of sidewalks to determine repairs
* Have Toni look at sprinkles for repair

Homeowners pay for their water and landscapes

* Quite a bit of discussion on lawn irrigation issues, who is responsible, landscaper problems with sprinklers not turning off
* Water and unit owners/occupants complaints of water bills

Add 2100 to budget spend for brick sealant “special project”

* Motion to add bait for units as part of pest control-investigate 2nd motion
* 2019 budget agreed
* Units leasing for $950/month
* Gates are shifting-biggest expense in fence repair

Foundations

* paid off Don over 2018
* Another lady has foundations issues
* 2515 has cracks and part of triplex, need to level all 3 units due to foundation issues. 15k to repair. 30 pilings.
* Motion to get foundation engineer whose assessment will be worthy for litigation should there be dispute
* 2nd motion to assess that one building. 8-1 by unit.
* Terry to hire engineer

Balcony

* Paint bad, boards rotting on building with 1st balcony
* Suggestion to redo railing on 1st two buildings
* Balcony is maintenance issue-motion to agree it is maintenance issue

Board Members

* Mark Simmons
* Belinda Newman
* Danny Stribling

Note

1. Foundation engineer- get report on unit 2515
2. Balcony maintenance- standard HOA maintenance
3. Rodents- consider boxes for bait
4. Sprinklers- get estimate to run a line and tie in for all units
* Registered sex offender (on Cross Timbers possibly?)
* Individual property owners could lease but Century 21 owned properties prohibit it and have background check

Thanks to Terry and Toni for supporting our community and homeowners and managing properties.