

Minutes of the Directors Meeting April 21, 2021

Members in Attendance:

Parker Long - President
Nancy Mader - Vice President
Jonathan Bova - Treasurer
Jennifer York - Secretary
Jacob Nikkel – Architectural committee
Ron Byrd - Landscape Committee

Others in Attendance:

Toni Meyers – Management Company, Beal Property

Lara Lewis – Property Services Coordinator

Parker called the meeting to order at 6:00 pm on Tuesday April 20th, 2021. The meeting was held in person for board members at the Beal Property office and online for community members. There were approximately 32 residents in attendance.

Review and Accept Minutes:

The meeting on January 19th, 2021 minutes had already been accepted and approved on January 28th, 2021 prior to this director meeting.

Treasurer's report:

Parker turned the meeting over to Jon for the treasurers' report. All members were given a copy of the report. Jon stated that current cost total (\$110,776.70) which is 25% of 2021 budget. The HOA currently has \$338,086.28 cash on hand. Jon discussed the estimated costs carried over from the 2020 year (\$24,687.01) and discuss the additional costs (\$3,457.19) of repairs we have accrued YTD. Costs carried over from 2020 included November lawn care maintenance, small erosion repair, and ECM entrance landscape project. Repair costs accrued in 1st quarter of 2021 include ECM pool house roof repair, water leak in ECM pool closet, graffiti removal, CM well inspection, Flood light timer change, and an additional drain near CM pool.

Management report:

Jon turned the meeting over to Toni to present the management reports. All directors were given a copy of the management report at the start of the meeting.

Delinquency report: Toni explained that as of 04/20/2021 there are currently 55 homeowners past due for a total of \$36,032.90 which include late fees and interest. This is down \$51,000 from this time last year. Management will continue the collection process on the overdue accounts.

Property Status: Lara stated that there are 897 lots total. 95 of those are owned by the developer. Currently, there are 13 builder lots, 83 rentals (that has been reported) and 706 owner occupied residential lots.

Violation Report: Lara stated that currently they are driving the property every other Monday. She stated there are currently 74 active violations, mostly trash cans and minor yard maintenance. Older phases are beginning to see violations related to Article 3.11 which relates to paint, gutters, and other structural repairs. The current HOA article 3.11 states homeowners have 14 days to make repairs, however Beal recommended we make a motion to adjust this timeframe to 30 – 60 days.

Ron made a motion to give homeowners 60 days to make repairs related to Article 3.11 – Repairs of Improvements. Jon second the motion and the remaining members were in all agreement to move forward. Motion Passed.

Dead plants – Discussion of how to proceed with violations in regards to the dead plants and poor yard condition due to the winter storm. Parker proposed that once the HOA has the common area plants repaired, we set a 30 day date for homeowners to replace or cut down all dead plants and greenery. Once the date of the project is completed, Beal will send out a reminder to home owners that they have 30 days to remove/replace their dead plants.

Committee Reports:

- *ACC committee* – Jacob stated at from 1/19/2021 to 4/20/2021 there was 17 requests made to the committee. All request received approval. This included 4 sheds, 4 pergolas, 1 exterior paint change, 2 pools, 1 whole home generator, 1 rain barrel, and 4 patio extensions.
- *Social Committee* – This item will be revisited after the pandemic and local social distancing requirements.
- *Landscape Committee* –Ron Byrd took over the meeting to discuss the landscape committee. Erosion and deterioration around the pools at both the Creek Meadows and Estate at Creek Meadows was discussed. Also, the weed issue was discussed for both pond sites.

Several bids have been proposed, these were discuss later in meeting during New Business discussion.

Unfinished Business:

Pool Opening 2021 – It was decided that there is no COVID waiver this year or restrictions in regards to the community use of the pool. Cleanings have now been reduced to 3 times a week instead of daily. This is up from 2 times per week prior to 2020 due to member complaints about cleanliness. Due to the winter storm, the water fountains were damaged and are in need of replacement. Approval for water fountains replacement occurred on March 25th via vote by board email. The new water fountains will be installed before the pool opening on May 1st. The savings from reducing cleanings to 3 days per week covered the cost for the new drinking fountains.

New Business:

Mulching Schedule – Discussion of replacing mulch while doing the plants was discussed. The current budget does have room for mulching. It was determined we would receive updated bids on mulching and review at later date.

Prior to voting on the below bids it was discussed that the 2021 budget had allotted \$55,000 for new deck coating on CM pool. The decking will not be done this year due to the cause of the rust needing to be removed. The rust will be chemically treated this year prior to the pool opening. This will allow the \$55,000 to be allocated to other pressing issues. There was also a reported \$85,000 carry over capital at the beginning of the year from previous year's incomes.

Landscaping Repairs Post Winter Storm Bid – A bid for \$3,981.33 was proposed to replace Indian Hawthorne with Dwarf Yaupon AND not put anything back into the Estates Pool area.

Ron made a motion for the TGC bid to be accepted. Jon second the motion and the remaining members were in all agreement to move forward. Motion passed.

Parker Discussed the Following Landscaping bids below:

Well Repairs – Review over the bids from M & M Well and Ballard Water Well was reviewed. After discussion of each bid, it was decided that the M & M Water Well bid for \$18,138.00 was the most appropriate to go with. The work would begin around 3 months from now, and the project is expected to take 4-5 days of 7 AM to & PM drilling. It was brought to the committee's attention that if the company does need additional screens when repairing the well, this would accrue additional fees estimating around \$1,500.00.

Nancy motioned to have the M&M Water Well bid accepted by the committee. Ron second the motion and the remaining members were in all agreement to move forward. Motion Passed.

Erosion Around Ponds – Discussion the following bids proposed by Storm Water Solutions. The Scope of the project is going to be re-grading, adding new dirt where appropriate, hydro-seeding, and erosion blankets where appropriate. Outflow structures will also be cleaned out to create better drainage. These outflow structures and some areas of sidewalk will be packed with cement stabilized sand to prevent these structures from breaking. The project will begin in September and take about 2 weeks.

Jon motioned to accept the bids from Storm Water Solutions. Jacob second the motion and the remaining members were in all agreement to move forward. Motion passed.

Weeds in Ponds –Parker discussed his previous communication with Daniel Hoffman with Trophy Fisheries to evaluate a solution for the weeds that will not contribute to erosion. Parker stated that Daniel said that the main way to accomplish this is to spray and let it decompose. He said it could be hauled off, but it is pricey. The proposal for a one time bid to spray all the CM and ECM ponds was \$2,274.00. After reviewing the bid, it was discussed that we seek an additional two bids to compare and then decide on. Lara mentioned she would reach out to the two other companies and hopefully have bids back by Friday. After reviewing bids, a vote will be made via email.

Annual Meeting Date – The date was set for November 16th at 6:00 pm. Toni will reserve the Wellborn Community Center for this meeting.

Soda snack machines at pools – Lara went over the proposal from Vinddi Company in regards to adding vending machines at the pools. The board decided to not have these machines placed at pools due to the increase risk of vandalism.

Adjournment:

Nancy made a motion to adjourn the meeting and Jon seconded the motion. Meeting was adjourned at 7:58 pm.