

HOA Meeting
March 7, 2013
6:30pm

In attendance: Monte Thacker, Harry Gordon, Trent Shores, Jeff Stava, Randy Branstetter

Guests in attendance: Michael Harvey, Leslie Harvey, Seth Christ, Jeff Pugh, Bruce Gardner and Jenny Gardner.

Architectural Committee:

- I. 720 W. 78th St.: Discussion with residents, Michael and Leslie Harvey, about pool/pergola backyard project. Board initially voted down project due to the design not complying with the covenants. They brought architects and drawings to look deeper into the project. Concerns are with the aesthetics of the panels on the roof. Q & A happened about the structures and whether there is a problem with the neighbors fence line. The main concern is based on the solar panels as they are a different color than the roof and may not look aesthetically pleasing to other neighbors. The resident said that they want to do the project whether or not the solar panels are approved.

Vote: Megan Korn made a motion to accept the variance for the solar energy panels on the project. Jeff Hamilton 2nd the motion. Discussion: There are concerns with the aesthetics of the panels. Harry is worried about what the project will look like 20 years from now. Jeff stated that if we accept it now, then we will have to allow in the future. Others disagreed that we can decide on this on a case-by-case basis. Vote: 2-yes; 4-no.

Harry Gordon made a motion to approve the project without the solar energy panels. Trent Shores seconded the motion. Vote—all in favor.

- II. 644 W. 77th Pl: Phase 2, First lot open as you go over bridge. Builder, Gardner, is asking to encroach over the building line on East side. It's a minimal encroachment that does not affect the sidewalk. We want to note the actual footage that is past the building line.
 - a. Move the most southwest corner south 3 feet to the easement (would not encroach)
 - b. Move the second most southwest corner south 3 feet - this would be 2 feet over the easement
 - c. Facing the house - the pillar at the front door on the left would move south 3 feet - this would be 3 feet over the easement
 - d. Facing the house - the pillar at the front door on the right would move south 3 feet - this would be 2 feet over the easement

All and all, the most any portion of the house would be over the easement is 3 feet (left pillar at front door of the house).

- A. Trent Shores made a motion to approve the variance presented by Bruce Gardner. Megan Korn 2nded the motion. Vote-all in favor

III. Minutes from December 2012 approved and posted on the website.

IV. Treasury Report: Jeff Stava

- a. Treasurer closed out expenses from 2012 and built budget for 2013.
- b. Treasurer concerned with how close are income and expenses are.
- c. We recommend to the new HOA board to raise dues for 2014.
- d. We need to build a contingency fund.
- e. List of things that will need to be done
 - i. Pumps in pond within 10 years (10K)
 - ii. Tree Removal
 - iii. Clubhouse maintenance
 - iv. Pool maintenance/equipment
 - v. Guard Shack
 - vi. Basketball Court
 - vii. Playground
 - viii. Wooden Bridge
 - ix. Creek Debris
 - x. Brick Perimeter Fences/Gate
 - xi. Lights in clubhouse
 - xii. Entrances
 - xiii. Overall inflation
- f. Due Collection Issues
- g. Treasurer suggested that we consider getting a management company to take care of the HOA issues. Suggestion tabled due to mixed opinions.
- h. List of delinquent residents for dues.
- i. Bruce Gardner is delinquent on dues. Trent Shores made a motion to withhold variance approval notification until dues are received. Megan Korn seconded the motion. All in favor.
- j. Note for future discussion: hire a administrative assistant to handle mailings, books, writing checks, etc...

V. Tree Replacement

- a. Monte, Jeff, and Harry are going to get with Lawnovations and get trees replaced and new ones put in.

VI. Urgent: Rockwall—dirt work was done, but not soded. Now it's gone. Jeff H suggested getting a meeting with Lawnovations for a bid to get irrigation, sod, etc..

- a. Urgent: Megan to check out rockwall and the dirt and sod and try to get a plan and bid to make that area nice.
- b. Lawnovations needs to add cleaning up the rockwall to their maintenance plan. All the weeds need to be removed.

- VII. Replacement of entrance tops—3 options:
 - a. Copper Replacements \$5,610
 - b. Painted Steel \$4,840
 - c. Cast Stone \$6,174
 - i. Megan Korn made a motion made to buy cast stone column caps for entrance columns. Jeff H. seconded it. All in favor. Randy B. to set up and get color samples. Jeff Stava and Megan will approve color of column.
- VIII. Annual Meeting
 - a. Nominations for next HOA Board
 - i. Those offering to return Jeff H, Jeff S, Trent S, Harry G, maybe Megan K.
 - ii. Jeff Stava to give Treasurer’s Report
- IX. Signs—Clubhouse Signs done; still need No Solicitation Sign.
 - a. Bid \$160/sign to go on each entrance.
 - b. Jeff H. made a motion to order the signs; Jeff S. seconded. All in favor.
- X. Easter Egg Hunt – \$250 approved for the celebration.
- XI. Resident Amendment issue for fence update: trying to get approval from the city. Next HOA needs to follow-up. This is not approved until he gets city approval.
- XII. Resident Email on Life Church: They are concerned about the headlights coming in and out of the church. We discussed the issue and we understand that there could be an issue; however, this is not an HOA issue.
- XIII. Resident Email on Letter request Elwood Corridor – This is regards to safety issues on Elwood Ave. He wants the HOA to support his letter, asking the City to consider improvements. Megan Korn made a motion to support Jeff Gilstrap with his letter.
- XIV. Pond Update: Monte is researching pond maintenance with a neighborhood who has really clean ponds.

Meeting adjourned 8:45pm.

President

Secretary

Addendum 4/2—Email vote for approval of tree landscaping proposal from lawnovations.

Jeff Hamilton and Harry met with our Lawnovations contractor to see if they are interested in both planting and maintaining the trees associated with this program. Our meeting included a tour of much of our neighborhood and the development of a plan that offers immediate aesthetic impact, affordability and optimizes our maintenance challenges. As an oversight, the program includes:

- 5 evergreen trees on the north side of the wall at 81st & Houston,
- 7 deciduous trees along the west side of Houston Street
- 3 deciduous trees near the basketball court
- Planting, staking, mulching and watering of the trees from April - September
- 1 year warranty on plant materials
- Cost of \$10,070.

Votes: 6-yes; 1-no vote