

February 7, 2023, HOA board meeting minutes  
Meeting called to order at 6:45 pm

Minutes - Ron 1st  
Frank 2nd  
Unanimous approval

Jason - removing trees - Army Corps approved.  
board approves.

Frank received phone call from Tom and Antonio. City sent note asking what type of pipes are running into house. Board is not involved in this.

Puryear Landscapers getting ready to mulch all beds. Trimmed all crepe myrtles inside the neighborhood. We discussed trimming the Crepe Myrtles along the wall for approx. \$3,500 and decided to wait and see what NES does to them when they trim. We will decide from there. Nancy suggested we trim them ourselves.

Treasurer's report given by Duane. Collections coming in. Roughly \$7k left to collect. All on track. Property taxes haven't gone up yet. 2024 is the next assessment year. Sonja gave us her insights into the housing market as relates to property taxes. Insurance is the largest budget item. Not due yet.  
FY 2022 - Over by about \$1100 adjusted  
FY 2023 - Net income \$69k in dues with no expenses hitting yet.  
Capital improvements have \$4k left.  
Landscaping with Puryear is allocated.

Ron is going to investigate getting his irrigation company to bid on maintaining our landscaping hardware. Gary said he will also talk with his irrigation company.

Nancy thinks some of the damage to the sprinkler heads on the common property comes from Puryear when they mow the lawn. The contract says they should trim the trees - crepe myrtles and anything 13' or less. They trim bushes 2x/year. We are going to ask Alec to redo his proposal to include trees to 13 feet as well.

Reserves are \$20k / year in budget.  
Discussion on major damage events ensued.  
Potential year end audit discussed. Voted down.

Gary discussed Puryear's contract which expires in March. Looking to get a better contract with Alec. Previously walked the neighborhood with Alec and David and Alec had good suggestions on improvements over time. Low-cost improvements on the dry island to improve looks. The Lancaster contract would run through December 31. We had to get the proposal modified due to Puryear running through 3-31 and Lancaster wanted to start on March 1<sup>st</sup>. We expect to approve this new contract and try a different

landscaping company as Puryear seems to be nonresponsive when we need special things. We are also planning to mow the park every week in the spring.

Discussion ensued about the benefits of each landscaping contract. Overall, the board was interested in changing contract companies. President David will clarify the contract with Alec.

New contract with Alec at Lancaster Property Services approved unanimously. This will begin April 1<sup>st</sup>.

Playground - Looking to create a sun sail over the playground. The plastic on the playground gets hot in the sun. We discussed the costs and challenges due to the height of the playground. The consensus was the cost and logistics did not warrant putting in a sunshade at this time.

David wants to look at some replacement trees for some of the trees that were removed. Discussion ensued about whether to replace trees before assessing the weather damage to many of the bushes, especially the laurels, that were harmed in the freeze. The board decided to wait and see what the status is of all the landscaping due to the heavy freeze. Lancaster will give us quotes and ideas to improve the entrance and island landscaping with deer proof bushes and shrubs.

Frank is looking at installing a water spigot near the playground and the tennis courts. Estimated costs would likely be a couple thousand dollars. Will continue to investigate.

Ron discussed compiling lists of contractors for home maintenance. It would be posted on the HOA web page. The board though this was a great idea, and it is moving forward.

A resident asked for the list of homeowners and their contact information. We discussed if this was something the board would give out and it was decided this is private information and would not be shared. Individual information can be shared if there is a valid reason. .

Dog Park - Not going to pursue.

Discussion about dog owners not cleaning up after their pets ensued. Need to be vigilant about dogs not being watched by owners. We discussed using DNA samples to determine the breed of the dog to find out who the owners are and seek appropriate action. Duane has 2 additional "poop stations" that will be placed on the island on Hidden Point and near the utility easement behind the Bristol's house. We asked that photographs be taken of the offenders so we can talk with the pet owners about responsible cleanup.

There was some discussion about a monthly neighborhood social when weather improves. Sonya Kelley would like to coordinate and implement some neighborhood gatherings.

Next HOA meeting will be March 13th. Ron Zillum volunteered to host.

Meeting adjourned at 8:26pm.