

## Highland Crossing HOA Meeting

April 30, 2017

2:00PM

Community Park

### Minutes

1. Meeting Called to Order at 2:00PM
2. Introduction of Board Members
  - a. Abbey – President
  - b. Mr. T – Vice President
  - c. Jeremy – Secretary
3. Financial report was distributed at meeting; available from HOA board if needed.
4. Board discussed financial report, key take-aways:
  - a. Biggest financial contributor to HOA dues is landscaping costs
  - b. Board received 3 bids for new landscaping contractors
  - c. New Landscaping contractor was selected in February 2017 and took effect in March 2017
  - d. Texascape - \$72,300 per year; includes 48 visits with Winter Rye and Detention Pond landscaping; this was the company that offered the most services at the best price
  - e. Board clarified that we are responsible for up keeping the detention ponds, not the city.
  - f. This is a reduction of over \$30,000 from the previous contractor.
  - g. New bids will be made at the end of the year for 2018
  - h. The area by the cemetery is not owned by the HOA and therefore we cannot do much about the landscaping issues previously reported
  - i. Board is in talks with the MUD district about the MUD contribution
5. New website has been created
  - a. [www.highlandcrossinghoa.com](http://www.highlandcrossinghoa.com)
  - b. This will be the main source for information regarding the community
  - c. There is a place to send a message to the HOA
  - d. Documents have been uploaded to the site (HOA agreement, meeting agenda, etc.)
  - e. Future meeting dates and other info will be communicated here
  - f. Please let others know about the site and please check regularly for updates.
6. Parking
  - a. HABITUAL parking on streets is prohibited per HOA guidelines
  - b. Board expressed many concerns they've received from residents regarding habitual street parking
  - c. Sterling is making rounds throughout the day and sending letters to homes who have vehicles habitually parked on the street
  - d. Board suggested for safety reasons we all abide by the guidelines
  - e. Board offered to hear any parking or safety concerns offline after the meeting

## 7. Annual Assessment Reduction

- a. Board anticipates an approximate \$100 decrease in dues for next year
- b. Exact amount cannot be guaranteed but it does seem we will pay less in dues next year
- c. Board reports there are still some overdue HOA fees from residents
- d. Board and Sterling will take steps to collect overdue HOA dues
- e. Overdue HOA dues (if not collected) affect projected budget

## 8. Question & Answer time

- a. Board informed residents that they are in talks with the city for a permit to change the electrical box that controls the lighting at the playground area; currently a known issue and working to get resolved.
- b. Board also informed the residents that they are working to resolve sprinkler system timing issues.
- c. Resident questioned who the board was and how they got there
  - i. Board was elected at our first meeting in Dec 2016
  - ii. 3 members were voted in, each serving different length in term
    - 1. President serves 3 years
    - 2. VP serves 2 years
    - 3. Secretary serves 1 year
  - iii. Secretary opening will be open for voting at the end of this year
  - iv. The board is composed of residents in highland crossing
  - v. The board does not work for Beazer or Sterling
- d. Residents questioned the frequency of HOA meetings
  - i. We voted today and meetings will be held quarterly (4x/year)
  - ii. Invites to meeting will be sent via Sterling's email list
  - iii. Board asked residents to ensure their email is updated with Sterling
  - iv. Please make sure they have your correct email and also make sure their messages are not going to your spam box
  - v. Future meeting dates will be posted on the HOA website (mentioned earlier)
  - vi. Board will try to avoid sending mailed letters due to cost of paper and stamps
  - vii. Please share this with other residents who could not make it to the meeting
- e. Question was asked about how we go about amending HOA rules
  - i. HOA rules can be amended with a neighborhood vote
  - ii. At this time, no rules to be amended
- f. Question was asked about keeping Sterling as our management company
  - i. Board educated residents on the role of Sterling
  - ii. If needed, we are able to hire another management company.
  - iii. At this time, we plan to keep sterling.
  - iv. Sterling works for us; if issues need to be communicated about Sterling, please contact HOA Board.
- g. Question was asked about having a financial reserve (aka rainy day fund) in case of unforeseen expenditures

- i. Board informed residents that we currently do have a financial reserve for unforeseen expenses
    - ii. We will be contributing some surplus of the budget into this fund each year
  - h. Board informed residents that at the next meeting will be taking a vote for what projects to fund with extra money in the budget
  - i. Resident brought up issues with flooding and HOA board will look into areas that floor and work to resolve
  - j. Resident brought up the backyard flooding that many residents are complaining to Beazer about; no action by the board at this time
    - i. One resident suggested going up higher in the company in order to get results
  - k. Question was asked about amenities in the community
    - i. We have 229 homes in the community
    - ii. Amount of dues we receive from each home and the cost of landscaping make it difficult to add costly amenities
    - iii. One resident discussed a community pool; board members discussed cost and legal liability associated with the pool
  - l. Resident commented that our entrances should be decorated during the holidays
  - m. Resident volunteered to keep minutes for future HOA meetings and email them to board members to be posted online; minutes will be available for all who were unable to attend.
- 9. Meeting adjourned at 3:19PM