

Davenport Homeowners Association

Annual Meeting Minutes

Thursday, January 12th, 2017

6:00 PM

Call to Order/Quorum..... Darrin Ballard, President

Roll Call (sign in sheet)

Purpose of the Meeting/Nature of the Business

Darrin introduced the current Board and Property Manager, Jayme Currin with American Dream Properties.

Minutes from last Annual Meeting of January 14, 2016 were distributed.

Motion to approve was made by Barbara Chance and seconded by Evelyn Lugo and passed. They will be placed on the Davenport website as soon as possible.

Financial Update Evelyn Lugo, Treasurer

2016 Budget Balance: Summary of expenses distributed.

Checking Balance - \$8,094.69

Capitol Reserve Balance - \$8,099.73

2017 Proposed Budget distributed.

Concerns expressed:

- Level of service of Grounds contract
 - More mulch, flowers, trees trimming requested.
 - The contract is being reviewed for more extensive plantings at entrances.
 - Other Landscapers might be considered; however, the cost could be considerably higher.
 - General Maintenance or Handy Man to be hired for general repairs, keep playground trash can empty, etc... (items not included in grounds contract).
- Speed Limit Signs
 - The City would have to install those since these are city streets.
 - Request to be made for additional police patrolling through the neighborhood.
- Entrance lighting, Water and Power costs line item
 - Watering the two entrances and street lights.
 - Question was asked about placing lights, possibly solar powered at the entrances.
 - Question regarding who cuts grass on pump station road – should be part of Grounds contract. The Board was not aware that it wasn't being maintained by the landscaper.

- Darrin stated property owners are responsible for maintaining the easement on their property, however, they should be aware that if access through the easement is needed, anything planted or placed on it would be removed by the contractor.

Community ReportJayme Currin, Community Manager

- Jayme reviewed HOA Rules and Reminders for parking in streets, placement of trash cans, pressure washing houses, etc. Emails are sent to homeowners not abiding by the HOA Covenants.
- Discussed Easements in more detail – including old footpath to playground.
 - Homeowners on either side can plant trees, HOA has removed the rock borders and is having grass planted in the spring.
 - Keep Out signs will be placed at entrance of old footpath to discourage walking across private property.
- Wilfredo Lugo asked Jayme what the policy is for upholding rules. Jayme stated emails and letters are sent. If non-compliant then daily fines are imposed.
- Website – Wendy Johnson asked how it is used. Jayme stated all information is on the website. Discussion about incorporating social media; further suggestion that a website called nextdoor.com is another way to connect neighbors.

Board of Directors Report..... Darrin Ballard, President

- Darrin reported the drainage at several locations was evaluated and a maintenance/repair/suggestion report presented to the Board. Because of the possible damage to private property to complete the work, it was decided to put off until further evaluation could be completed.
- Fence along front of neighborhood on Northside Dr. has been repaired – working on getting estimates for staining and sealing.
- Landscaping: the Board is working to make adjustments in the level of service that we are receiving and if improvements are not realized, the contract will be canceled and another provider will be sought.
- New entrance to playground and BB court/picnic area is complete. Homeowners were emailed letters to notify them that the old entrance was closed. Amenity upgrades so far totaled \$18,237 for the site prep, concrete pad grading, tree removal, footpath erasure, culvert, etc....
- The Board wants to suggest, in an effort to foster better communication, that the HOA hold two meetings per year instead of just the required Annual Meeting. The majority of those in attendance seemed to be in favor of this idea. The Board will plan a community wide meeting for August.
- Further, the Board meets every other month, beginning in February, and homeowners may attend if they desire. Those interested must let Jayme know at least 10-days in advance so adequate space can be reserved and any other accommodations can be arranged.
- All concerns should be sent to Jayme. In her role as the community manager, she will address what she is directly responsible for and forward to the Board everything else.

Old Business:

None

New Business

Board Nominations:

- Nomination from the Board to re-elect Barbara Chance to the Board.
- From the floor, Thomas Levisky nominated by himself to a seat on the Board.
- Nomination from the floor to seat Gregory McKnight made by Tara Shuler.
- President called for the question, the action to expand the Board and to elect to the vacant seats the nominated individuals passed.

Motion from Thomas Levisky, seconded by Alissa Buffaloe, to suspend all further work related to the approved motion from the prior Annual Meeting.

- Extensive discussion regarding the proposal that was passed at the last Annual meeting to install a basketball court/picnic area:
 - Concerns expressed over who would be allowed to use the area and how that would be monitored. Residents remarked that (mostly) older kids from outside of Davenport were coming to use the area. They are worried about excessive noise, drug use, destruction of property, etc.
 - Discussion of installing collapsible basketball goals instead of permanent ones. The collapsible ones could be locked at times not being used by Davenport residents. Questions were raised regarding who would hold the key(s), be responsible for opening the goals and closing them back down, approving/scheduling members' use, etc.
 - Cost of concrete and goals discussed.
 - Half-court BB was suggested instead of full-court to further dissuade 'unwelcomed' guests and to make more room for other amenities.
 - Homeowners were reminded that rules have been posted and that they should inform the police department when they see inappropriate behavior if they do not feel comfortable speaking to the individuals themselves. If the behavior is ignored and allowed to continue, it will get worse and not better.
- Motion failed.

Motion from Wilfredo Lugo to go ahead and pour the concrete slab and put goals up later. Seconded by Tara Shuler.

- Vote was 4 affirm, 6 oppose – motion failed.

Motion by Jermain Jackson, seconded by Alissa Buffaloe, to delay any further work on proposed amenities. Motion was amended by Gregory McKnight to only postpone long enough to complete a homeowner survey.

- Motion passed.

There being no further business from the floor, Evelyn made a motion to adjourn, which was seconded by Barbara. Meeting adjourned at 7:45.