

# HOA MINUTES

## ANNUAL MEETING

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Date: 3/05/2025

Time: 18:00 (Library Station)

Meeting called to order by: Carnetta Crawford (president)

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### IN ATTENDANCE

HOA Board Members: Carnetta Crawford (President), Diana Earl (Treasurer), Catrina Horned (Secretary/Architecture Committee)

17 people in attendance

12/82 homes represented.

### APPROVAL OF MINUTES

Carnetta addressed the group and welcomed new neighbors in attendance.

Catrina read the minutes from the previous HOA meeting (2/24/24)

### BUDGET

Diana passed out copies of the current financials. We have decided not to post them to the website since it is available for public view, and we do not want this on a public site. If you were unable to attend the meeting and wish to see the financials, please contact Diana.

HOA dues are due on March 31. There will be a \$10 fee per month that they are late.

Payments should be mailed directly to Diana or dropped off to her in person. If you are going to drop them off in person, please reach out to her first, so you are not just dropping by her house unexpectedly. At the last meeting, a discussion was had about an increase in dues.

After we reviewed the financials, it has been decided that we do not have to increase them at this time. We did have a slight increase in our trash services and if GFL has an increase again then we will have to hold a vote to raise our dues. Also, if we have any legal issues due to the drainage/ sink hole across the way, or issues due to homeowners not following the HOA rules (and a lawyer had to be obtained) this would also eat up funds in the bank and we would have to hold a vote on an increase in dues.

Currently we can keep them at \$150 annually.

## DISCUSSION

Carnetta called Greene County and asked who was responsible for the drainage/ sink hole across from the subdivision. They said that due to all the construction and multiple subdivisions that have been built that currently no one is responsible for it. The county said if a complaint is filed that they will then investigate and do a survey to decide which subdivisions run off into it and what their percentage of responsibility is.

Painting the entrance sign is still on the schedule. We will replace the green with navy and the gold lettering with silver. Last year Diana lost her volunteer who was going to help her paint the sign, but she has a new volunteer. It will be taken care of as soon as it is warm enough to paint.

Reminder for everyone to join the Facebook group (if you do social media) There was helpful communication when we had issues due to inclement weather. We had problems with the county not clearing side streets and we had updates when trash was not going to run due to road conditions. We wanted to give Mike Kelly a big thank you for taking it upon himself to help contact the county and address the issues of the county not clearing the streets during all the snow.

We discussed a couple of addresses that were having repeat issues with fences and/ or gates falling over or not in good repair. We also discussed an address that was having issues with landscaping overgrown and property not in good repair. We suspect no one is currently living at this address. Carnetta said she would follow up in the next few weeks and if needed the HOA board would take appropriate action. (I have left the specific addresses out of the notes for privacy issues)

Diana sent out a newsletter with the reminder for the HOA dues. We briefly discussed the contents of her letter. We talked about HOA dues that were still outstanding. We discussed as warmer weather is approaching this is the time to address all the Spring clean-up on our homes. This includes things like mold off siding and fences. Fences and gates mended, landscaping mowed, cleaned up and weeded. Also, a reminder that most homes have communal areas that they oversee the mowing and weeding of these areas.

Due to lack of interest and volunteers we do not have a neighborhood garage sale planned or a Fall Family Gathering.

Someone raised the question of how many garage sales are allowed per year (per address). We follow the Greene County rules and guidelines. (Diana thought it was 2 a year.) Catrina said she would look it up and verify with the Greene County website.

We had a couple of new households represented at our meeting and we spent time introducing everyone and getting to know each other.

Michael Roberts said that since he was still listed on the website as part of the architecture committee he would help check the architecture email since we are short on volunteers and stretched thin.

Carnetta, Diana, and Catrina also asked for patience as they are volunteers and are not compensated for being on the HOA board. They have had issues with people who are not being understanding when they cannot get back to them immediately or take care of something how "they" think it should be managed. The HOA board has many steps that must be followed when there are complaints. It is not a quick process. They all have families and jobs and other responsibilities and try to get to requests and issues as quickly as possible.