

# HOA MEETING MINUTES



**Location:** Library Station  
Frisco Room



**Date:** 2/24/2024



**Time:** 9:00 am  
(adjourned 10:30)

- I. Call to order and opening remarks were made by President of HOA, Carnetta Crawford at 9:00 am.
- II. Officers present: President Carnetta Crawford, Treasurer Diana Earl and Architecture Committee lead Catrina Horned. Proof of quorum by Diana Earl. There were 21 people in attendance with 15/83 homes represented from the HOA.
- III. Last meetings minutes were reviewed and approved by Carnetta . There were two items that were discussed in the last meeting that would continue for further discussion in this meeting. The first item was about the possibility of an increase in HOA fees. The second was the painting of the entrance sign. It was part of the island beautification that was discussed in the June 2023 meeting and the one thing that was left that did not get completed. Diana confirmed that when the weather warmed up, it was still on the list to be painted. If there is anyone that wishes to volunteer and help Diana paint the sign, please reach out to her.
- IV. New Business: Scott Kelbell had volunteered to become Vice President at the June 2023 meeting. He was unanimously voted in but stepped down later in the month of June 2023. This left a vacancy for Vice President. Wendi Brower, the secretary of the HOA moved out of the subdivision in January of 2024. This now left an opening for the position of secretary. We asked for nominations or volunteers for Vice President and Secretary. Diana Earl nominated Catrina Horned for secretary and Peter Kirks seconded the motion. She was unanimously voted in as secretary. There were no volunteers or nominations for Vice President. While the position remains vacant Carnetta, Diana and Catrina will share the responsibilities. Catrina was stepping into the Secretary position this also left an opening for Architecture Lead. We did not receive nominations or volunteers for this position. Catrina agreed to stay in the position until someone else volunteered.

Brightspeed Internet: Mike Kelly brought up the issue of Brightspeed taking over Century Link and not honoring the original price that Century Link had promised new customers. Mike spoke to the Better Business Bureau and they said if more Century Link customers filed a complaint, they will investigate the claim and possibly file against Brightspeed. Currently they do not have enough complaints to open an investigation. If you are interested, reach out to Mike. He has copies of the original paperwork and directions on how to file a complaint with BBB.

Diana let everyone know that the Spring newsletter would be mailed out the following week. It would include the bill for 2024 HOA dues. They will be due on March 31, 2024. The newsletter will be a reminder that warmer weather is close and the need to keep up on mowing, weeds, and possible washing the mold off siding etc. Diana also presented copies of the financial statement to be reviewed and she discussed current bills. She let us know when the property management company ended their contract with us, they failed to pay a trash bill. The money was in the account but we were not aware it had not been paid. Diana paid the bill so we are back to being current.



Discussion about a possible need to increase HOA fees by \$15 a year to go into effect in 2025. There is a concern about having money in the reserve to cover any possible trash rate increases and issues that might arise due to the sink hole. Diana said she would first, reach out to the previous HOA president (Doug) and see if he could let us know what was discovered in the past as far as our responsibilities and possible liabilities for the subdivision. Diana was also going to check with our insurance company and reach out to Greene County to see what actions, if any, need to be taken by us as an HOA. We had multiple requests that the financial statements be posted on the website, so all home owners could review them at any point in time and not just see a copy at an HOA meeting. Our website is a public website and it was discussed that we did not want the financials uploaded for anyone to view that is not part of our HOA. We tabled the dues increase and will have more information on our responsibilities with the sinkhole and we will be voting on it in the Fall 2024 meeting.

There were complaints that links on the website were broken. The HOA emails worked if you typed in the email address and used them directly but if someone tried the contact form on the website it was not working. Catrina said she would review the issue and had hoped to get it fixed ASAP. It was also brought up that the new amendments to the CCRs were not showing up on the website. Catrina will try and get it loaded onto the website asap.

We had some complaints about boats and cars being parked in yards. This is a violation of the CCRs. We also had a complaint about a gate and fence falling over in the neighborhood. Carnetta said that she would get with the rest of the HOA board and drive the neighborhood to look for any of the violations and she would personally try to speak to the home owners. If she was unable to make contact, or that did not solve the issues, a letter of warning would be mailed out the home owners. Neighborhood yard sale was addressed and Diana will also say something about it in the Spring Newsletter. We discussed that we would not be having a Fall Festival, if we did not have more interest from home owners or volunteers with set up and take down of the event.

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
Member dues	All	3/31	In progress
Sign Painting & Sink Hole	Diana Earl	n/a	In progress
Neighborhood check on landscaping/property issues	Carnetta, Diana, Catrina	n/a	completed
Policies uploaded to website & broken links	Catrina	n/a	completed