

Annual Meeting for 2024

Call to order

At 7:00 pm by Greg Ford (GF) who confirms we do have a quorum, over 47. Motion is seconded by a homeowner.

Greg introduces the board members.

Motion made by Tom Jeffries (TJ) to adopt the agenda, seconded by Jacob Killian (JK) all in favor, none opposed. Motion passes.

GF asks for approval of minutes from the 2023 meeting, JK motions to approve, seconded by Larry, owner of 145 Wampee. Motion passes.

Board election-

Nominees are Lawrence Mallard, Jacob Killian, Jennifer O'Saban, Shane Byce, ? Phillips (907 Essex), Frank Harlow, and Darius Stevenson. After they offer their ideas for why they want to be on the board, GF calls for nominations from the floor. Richard Dennis of 110 Indigo is nominated. Vote is conducted and meeting continues votes are counted by ROG Coastal Property Management.

Vice President Report- Andy Emerich (AE)

The VP is in charge of violations and AE asks that homeowners realize that he is a neighbor first. Face to face communication is hard but he tries to when the opportunity presents itself. He has worked with Nicole, our representative from ROG to make this better but that technology is still a work in progress, meaning the app. There is discussion about the gap from when a violation is entered to when the resident gets the notification. AE reiterates that the app is outside of our control, that violations require a second before they approved and that there is an escalation process.

Treasurers Report – Tom Jeffries

TJ welcomes all and tells the group that we use a management company to maintain and manage our money. The treasurer never writes a check and this offers a level of transparency and protection. TJ tells everyone that they were mailed the 2024 budget that we are currently working with. The proposed 2025 budget is still be worked but that everything is in line so far, which includes a solid cash position. TJ breaks down the budget that the homeowners have, column by column. Major costs include pool operating expenses, the storm cleanup, ROG fees, and a 16% increase in insurance. The HOA also has some property tax. The proposed budget for 2025 is incredibly lean as the HOA needs to use reserve funds to resurface the pool, but this project will increase the lifespan of the

pool by 7-10 years, to the tune of \$48,000. The contractor that we have employed may be able to save us some money if the liner is intact. Pool will need to be closed for three weeks while the work is completed. It will be completed before opening. The C&Rs state that we have to maintain property, which includes the pool and that the pool does not have any affect on the annual dues homeowners' pay. Presently there is not contingency for the remainder of the funds and the board prefers to save as there is always something coming down the line. TJ makes a motion, seconded by TJ to use funds from 2024 budget to get the pool on the waitlist instead of waiting for the 2025 budget. Motion passes.

Crime Watch – Jacob Killian and Alexis Light (AL)

The pair ask for community help and appreciate how the neighborhood worked to remove unhoused from squatter areas. If anyone has any future information, please do not put it on Facebook, call the respective police departments instead. The reality is that the HOA and BOD have very little power in legal matters such as these. The homeowner asked about the closing off of certain areas and surveillance system. AL states that discussions have been had but the biggest asset we could use is volunteers.

Pool Committee- Andy Emerich

Headed up by AE who foremost thinks his volunteers. The pool is the number one community activity. We have 92 passes sold. Andy gives a more detailed explanation about the pool project and how bids were obtained. Andy and Greg both offer suggestions as to how the neighborhood could generate revenue such as raising dues, a special assessment, selling a lot, a transfer fee for a new owner, increasing pool fees. Inflation has caught up with us and the limited 6% that we are capped for raising dues is killing our budget.

Beautification Committee –

GF says committee does not exist but that we are in dire need of one if folks would like to volunteer.

Trolley Road Fence- at last year's meeting there was uncertainty regarding the legal placement of the fence. The right of way causes a lot of problems. The counties survey states that the fence is in the right of way. It cannot be replaced, and homeowners cannot dig. The fence was deeded to us, but the board is not discussing whether it should be replaced.

Covenants and Restrictions Guidelines-

There are two items under scrutiny currently. The issue is their ambiguity. The board had a discussion and came to an agreement about how signs would be addressed. GF laid out

what these guidelines are regarding placement of signs, time periods they can be up, but it is important to know that AE did what he was supposed to do.

Website-

Will be taken back by board and the board thanks Pam Poelker for her time and attention to the website.

Grievance committee-

The proper method of contact is to email if a homeowner has an issue. Ask the board for a case to be read by the committee. Volunteers are asked for.

ARC-

We have had several conversations about the ARC and disinformation runs rampant on the social media pages. All ARC emails and requests are responded to in a timely fashion. GF asks for the board to appoint the ARC committee, will also work more closely with the violations team to better communicate.

Election results-

Darius Stevenson- 56 votes

Shane Bice- 42 votes

Frank Harlow- 55 votes

Lawrence Mallard- 54 votes

Jennifer O'Saban- 62 votes

Phillip- 40 votes

Jacob Killian- 54 votes (this is a partial term for Lindsey Hulett)

Comments open to the floor-

104 Shenandoah Court one of the issues is that the neighborhood is divided between county and city. Could one be annexed?

103 Mulberry- Beautification starts at your address. Stay on top of your property.

128 Mallard- Proposes to lead an events committee.

807 Essex- has been asking questions of the ARC for a while via email. PP says that there is a google spreadsheet that the violations teams needs to be using a source. They get about 25 requests a year.

102 Essex-Can anything be done about the fire house?

Frank Harlow (did not state address) asks about the legality of businesses owned in the neighborhood.

145 Wampee- How are cars parked overnight in the roads enforced? GF has talked to a lawyer about this. County and city have opposite viewpoints of how this should be handled. It is of no value to the city and that it is difficult to enforce.

806 Essex-talks about a neighbor who had multiple cars in front of her house. They also park on the grass

106 Annandale- asked about Air B and B. As this was an idea created after C&Rs it could be designated as a nuisance. County and town council are looking at how to address it and one idea is to challenge with a business license.

233 Savannah Round- piggybacks off of the Air B and B stating there is no limitation of short vs. long term rentals.

307 Savannah Round- A spirited debate breaks out between Greg and the owner of 307 Savannah Round regarding the pool and violations. Owner of 307 Savannah Round has an issue with the use of money for the pool as opposed to the fence that he was "promised" by former board members. Says he can provide documentation that the HOA would pay for his fence. Wants to discuss the fines of other homeowners but GF will not do that. Owner of 307 Savannah Round says that he has discretionary income and will break the HOA. Discussion also includes the height of other fences. Also who is responsible for the cleanup of downed fences on Trolley. GF states that it is up to the homeowner.

Motion to adjourn by Tom Jeffries

Seconded by Jacob Killian