

Eden Villas Garden Townhome Association Board Meeting Minutes
04/26/18

Meeting called to order: approximately 6p.m.

Board Members Present: Rick Roberts, Robert Vinson, Bill Lord and Jim Gunter

Homeowners Present: Approximately 9

Prayer: led by Jim Gunter

Minutes of last meeting circulated for Board members to look over and make necessary changes. No changes were needed and Robert made the motion to accept the minutes as written, Rick seconded and all voted to approve that the minutes be accepted into the record.

Financials: Balance in reserve account: \$201,000.00

Outstanding check(s) to Birmingham Water Works for \$33,000.00 as of 3/31/18 as well as \$7500.00 for Termite Bond upfront payment and \$9,000.00 in lump-sum payment for the Homeowner Insurance Policy. These are big sums that won't occur again for a while and now some of that money that is being collected can be used for necessary repairs as well as the usual summer-time bills.

Robert asked about items on the budgets that lead one to think that there is more money in the budget than there really is. Jim stated that he had requested that the Mgt. Co. remove those items, #1. Because those items were not listed in the budget that the Board gave to the Mgt. Co. and #2 Those items are misleading, which is why the Board deleted them from the budget.

List of Homeowner Accounts over \$500.00 in Arrears (refer to by #):

#28: Homeowner has paid a fairly large sum toward the delinquent amount but has failed to pay both the regular monthly pmts. since January and the remainder of the delinquency. The Board discussed solutions and decided to send this homeowner a letter stipulating the amt. must be paid in full by next Board meeting (May 24) or the account will be turned over to the atty. for collections. Vote was unanimous.

#23: Homeowner has pd. \$5119.00 leaving appx \$2,000.00 left to pay. The agreement was for Homeowner to make payments of \$500.00 per month which would include the current monthly Assessment of \$236.00, the remainder (\$264.00) would be applied to the arrearage. One \$500.00 pmt. has been received on March 1st, nothing was received for April. Discussion regarding how to handle this, and an agreement was made to send the homeowner a letter requesting payment in full by May 24, 2018. All voted unanimous.

#1: Debt of \$6500.00. This is a military foreclosure that has apparently sold, i.e.: cars in driveway, lights on. More than one person has been to the home when there appears to be someone there but no-one answers the door when knocked on or when bell is rung. What to do to collect this debt?

Discussion then decision to send to the atty. Vote taken: all in favor of sending acct to atty.

Board discussed several other delinquencies that are above the amount requiring action.

Decisions were made to send out various letters advising the delinquent homeowners of further actions such as: Friendly Reminder Letters, Acct. being turned over to atty. for collections, Liens filed and Investigations regarding foreclosures.

Repairs:

Homeowner requesting repairs to driveway because tree roots are tearing up the driveway.

Board Response: Driveways are the responsibility of the homeowner. This did spark discussion among the Board members regarding the trees that are causing this problem for several homeowners. A motion was made by Robert to hire "Do Gooders" (a tree cutting service used in the past) to cut down 8 pine trees at a price of \$4,000.00 to help with the problem. Bill 2nd the motion. Vote was unanimous.

Homeowner has requested replacement of rotten siding and pressure washing.

Board Response: Jim will get a bid from Rickey.

Homeowner requested that home be painted because it is going to be sold.

Board Response: All repairs are done in the following order: worst problem gets taken care of first and unfortunately, because we have so many serious repairs, painting is usually toward the end of the repairs list and then the worst is done first, but the request for painting will remain on the list until such time as it can be done.

Homeowner requested that huge pothole in front of home be fixed.

Board is considering the paving situation throughout most of the subdivision. Jim will get a price on patching potholes.

Next month we will be discussing the swimming pool. Opening it, closing it, times and such.

Kids being dropped off for/from school. Anyone know them? They are using us as a drop off, Some of them don't live here. This is private property. The kids are vandalizing the building. When they get picked up the cars leave here and head toward Centerpoint. What to do? Jim will have Judy look into it.

Cat problem: seems to be a lot of them. Someone said they are feeding them but they don't own them. Please don't feed them if you don't own them. Traps will be set soon to catch them.

Questions from Homeowners:

Did we get response on removing fallen tree on corner? Jim: yes, the owner listed it for sale.

When is my house going to be re-roofed? Answer: Soon

Who is in the on-site office and how do we contact?

Answer: Judy. Her hours are 9-4 Tues & Wed. The email address is: edenvillasoffice@gmail.org

Question about homeowner's door being painted. Submitted request in Nov.

Response: can't find the request form, fill out another one and we'll get a bid.

Jim ask for motion to dismiss. Robert motioned and Rick 2nd.