

**Eden Villas Garden Court Townhome Association  
Meeting 08/23/2018 Minutes**

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

**Homeowners Present:** Appx 7

**Any changes need to be made to the minutes of last month's meeting?** Robert's last name was spelled incorrectly.

**Motion to accept (with the name corrected) and circulate last month's minutes:** Robert, second: Bill, vote was unanimous.

**Reports:**

\*Financial Statement Ending 07/31/2018: Reserves: \$170,016.11. Assets: \$89,489.07. The water bill of \$52,000.00 has been paid.

\*List of Homeowner Accounts Over \$500.00: None exceed \$500.00 this month.

One homeowner on Woodvine (owned by an out of state owner) is over the \$500.00 amount but this has been an ongoing process.

Explanation: They are in process of refinancing their real estate portfolio. They have requested of Southern Properties Mgt. Co. to release a lien that the Board had placed on their property so that they can proceed with refinancing.

Firstly: Without EV Board approval, SPMC hired an attorney to release this lien. Because SPMC hired the attorney to release the lien, it obligated Eden Villas to pay that attorney's bill, supposedly to be paid out of the closing of the refinancing.

Secondly: that owner owed \$1800.00 in HOA dues (the reason for the lien). When the lien was removed, there was no guarantee that EV would be paid the outstanding home owner dues so, when Jim asked SPMC this month, he was told that from the proceeds of the closing, we would be reimbursed the \$175.00 atty. fee to release the lien. Jim asked about the homeowner dues of \$1800.00 and SPMC said that we are supposed to receive that also.

Finally: If EV doesn't get reimbursed by the 10<sup>th</sup> of September (one month and 10 days After the closing date of July 31)

for the atty. fees of \$175.00 and the owed homeowner dues of \$1800.00 then Jim will direct the Board and ask them to vote with him to hire and atty. to sue SPMC, or at least demand of them that they fraudulently released a lien without Board approval and make them pay what is owed to Eden Villas: \$1800.00 HOA dues and \$175.00 Atty. fee.

**Repairs:**

\*1837 Stonehenge Dr.— Replace, prep & paint 30 ft. of gutter, 3 sheets of 4x9 siding & replace exterior faucet valve. Total: \$1224.00. Motion to approve: Rick, Second: Bill, vote unanimous.

\*1827 Stonehenge Dr.—Prep & paint: back door, utility door & 4 columns. Total: \$372.00. Motion to approve: Robert, Second: Rick, vote unanimous.

\* 1830 Oakleaf Ln.—Install new gutter around carport. Total: \$250.00. Motion to approve: Rick, Second: Robert, vote unanimous.

\* 1824 Oakleaf Ln.—Prep & paint 4 columns and utility door. Total: \$280.00. Motion to approve: Rick, Second: Robert,

\* 1802 Oakleaf Ln.—Remove & install: 33 pieces of siding, 4 1x4x10 corner boards, 2 ft. of soffit and brick mold. Pressure wash & paint. Total: \$5620.00. Motion to approve: Robert, Second: Rick, vote unanimous.

**New Business:**

- \*Discussed and approved a Resolution to remove line item on Financials for \$3,213.53 Reserves with a general ledger Code of 12-1050-01 allocated as "Previous Management Reserve". Motion to approve: Robert, Second: Rick, vote unanimous.
- \*Discussed the Annual Service Contract from Herring Heating & Air Maintenance to renew their contract for 1 year at a cost of \$219.00. Motion to approve: Robert, Second: Rick, vote unanimous.
- \*Discussed the date to close the pool for the season. It was decided to have the pool open the weekend of Labor Day, Saturday 10am-8pm, Sunday 1pm-8pm and open on Labor Day (Monday 9/3/18) while Judy is in the office from 9:30-3:30.

**Questions/Comments from the Board:**

- \*Rick asked if there is anyone living at 1848 Woodvine Lane. Jim will have Judy to check on it when she is in the office. Also some siding on 1844 that was replaced last year is shrinking apart; Jim will have Rickey look at it.
- \*Jim reminded everyone of the Annual Meeting Monday September 10 at 6pm.
- \*Judy brought to the Board's attention that 3-4 fences on Oakleaf are almost on the ground. Decision: get the addresses to Judy (in office) and she will send each homeowner a letter regarding the problem along with a copy of the fence resolution and explain how that works.
- \*Robert reminded everyone that this year there are no board members up for reelection but that homeowners are Welcome to nominate people.

**Questions/Comments from Homeowners:**

- \*Gerrl Childress mentioned that there are some courtyards/patios that are overgrown and messy. She was instructed to give the addresses to Judy in the office so that she can send a letter to the homeowner letting them know that they need to clean it up or the Board will hire someone to clean it up and their account will be charged to have it done. One that needs to be sent out is the first house on the left on Stonehenge Dr.
- \*Mr. Barrows brought to the Board's attention the overhanging tree limbs on the roadways. Robert said that he will Get the landscapers to trim them back.
- \*Jim brought up the budgeted amount of \$4000.00 for tree cutting. We will be cutting some this year but not sure when it will start.
- \*A homeowner asked about how we can find out what houses are for sale or being foreclosed on. Jim told us that our homeowners are not required to let the Association know that they are planning on selling. Robert said that the homes for sale are listed online.
- \*A homeowner let the board know that there is a house (183-something) on Stonehenge next door to Bill Lord's house—the grass is so tall in the patio that it is higher than the patio fence. Board determined that it is an empty house so they discussed sending landscapers to cut. Robert made the motion and Rick seconded, vote unanimous.

**Motion to adjourn:** Robert, second: Bill.

approved  
Jim  
Oct 4, 18  
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