

Eden Villas Garden Townhome Association Board Meeting Minutes July 26, 2018

Meeting called to order: Approximately 6p.m.

Board Members Present: Robert Vines, Bill Lord, Jim Gunter & Rick Roberts came in appx. 6:15. We have a quorum.

Prayer: Led by Jim

Minutes of last meeting: Jim asked the Board to look over the minutes from last month's meeting and speak if anything needed to be corrected. All agreed that the minutes were fine. Motion to circulate the Minutes: Robert, Second: Bill, Vote: unanimous.

Reports:

Financial Report: currently our figures look a bit high and that is because there was a \$44,000.00 water bill not paid at the time the report was printed. It has been paid so our figures look more like last month's, which is where we should be. Are there any questions about the expenses? No-one had any.

Delinquent Homeowner Dues: We currently have 2. We have communicated with #2 by phone. They are well over the \$500.00 threshold as is the other of the 2. Jim asked if the Board wants to send them to the attorney for collections. Robert made the motion to send both to the attorney and Bill seconded the motion. Vote was unanimous.

Repairs:

648 Woodvine Cir: reports that there are 2 holes in the siding and ants are nesting inside. Also carport needs to be painted and a pole needs to be replaced. **Board approves getting a bid.**

1830 Oakleaf Ln.: wants the exterior of house painted. Robert asked if this house was pressure washed. Answer: not sure This is possibly a vinyl siding home. **Board approves sending Ricky to check it and give bid for either painting or pressure washing, whichever is appropriate.**

1802 Oakleaf Ln.: back door and siding falling apart, request rehab and repaint. **Board approves getting a bid.**

1827 Stonehenge Dr.: paint poles in carport, storage door and fix hole in front yard where big tree was cut down due to its roots damaging the water pipes. **Board approves getting bid on painting and will look into this root problem because it is one of several homes that are having this type of problem.**

1854 Oakleaf Ln.: wants house painted. Due to existing payment issues on the part of the Homeowner, **Board approves sending Rickey over to see what needs to be done and make Recommendations. The work will be done when payments are current.**

1813 Stonehenge Dr.: roots in front yard. **Board will include this house in the issue of the yards that need repair after tree removal.**

1824 Oakleaf Ln.: Utility room door and carport poles need to be painted. **Board approves getting bid.**

1872 Woodvine Ln.: house pressure washed and painted. **Board approves getting bid.**

1802 Stonehenge Dr.: neighbor knocked down fence and scratched the house. We've sent a letter to the company that owns the adjacent home that knocked down the fence asking them to fix the fence and included a copy of the fence ordinance. When the fence was knocked down the downspout was also knocked down. **Board approved sending Rickey to put the downspout back up.**

New Business:

- *Regarding the account for 1820 Woodvine Ln. (purchased in May of last year): Jim proposed a resolution to take care of a mistake made by McKay Mgt., wherein the previous owner owed dues totaling \$6896.61 at time of closing. Because of the mistake, the current homeowner appears to owe this amount. This Resolution will correct the mistake made by McKay Mgt. and it is noted that due to accounting corrections, the HOA recovered most, if not all of the total amount due when the accounting error on McKay Mgt.'s part was corrected. This Resolution will clear the previously owed dues on the account of 1820 Woodvine Lane and allow the new owner to start their ownership with a "clean slate".
- *Pool Operation fees- May and June cost-to-date is \$1,780.00. \$750.00 was for pool opening and \$650.00 For July maintenance. \$380.00 for repair of pipe and chemicals. This does not include the cost of the Pool Monitors' pay. Also we are looking at another pool leak. We are watching the water level to determine this.
- *Pool hours after school begins for the fall term (the 2nd week of August 2018): Closed on week-days and open regular hours on the weekends. A volo will be sent out to all homeowners regarding this.
- *Parking violations: We have lots of people parking on the street now and emergency vehicles cannot get down the street. This is a serious problem. We will be giving warnings first, and the tag number will be noted. The 2nd time the vehicle is parked illegally a fine of \$50.00 will be added to the homeowner's account. This is also the procedure for vehicles parked in the yards.
- *1851 Stonehenge Dr. rehab: we have the bid of \$8750.10. The contractor that has the bid has asked for an advance for materials on this job totaling \$3050.09. He will hold billing for labor until the job is finished and inspected. This is to help the contractor because of finances. This contractor has worked for our HOA for 4-5 years and has always been reliable. Robert made the motion to do this for this contractor, Rick seconded the motion. The vote was unanimous.
- *Last order of business, Ms. Judy Childress has agreed to serve the remainder of Ms. Jeanne Sandford term on the Board. Rick made the motion to approve this, Robert remarked that Ms. Jeanne would approve of this and Bill seconded the motion. Judy was then asked to join her fellow Board members at the table.

Questions and Concerns from Neighbors:

- *Marguerite Ellison commented that there was also an emergency situation on Oakleaf and due to parking in the street, the emergency vehicles were not able to get through.
- *Robert mentioned that he had talked with several residents who were concerned about the speeding in our neighborhood. Jim said that he would get Judy, in our office to contact the Sheriff's dpt. And make them aware that we are having some speeding issues and see if it can be taken care of.
- *Jim let everyone know that our neighborhood web site address is: edenvillas.org
- *A homeowner is having a problem with his check not clearing, Jim said that they are looking into that.
- *A homeowner is not receiving the volos. Judy will check on that.
- *Marguerite Ellison mentioned the problem with garbage on Oakleaf at 2 units. Jim advised that one unit is a rental and the owner was told to do something about the situation even if it meant coming and getting the garbage themselves or else they would be fined. That owner is taking care of the situation. The other unit is getting fined \$100.00 each month because of this.
- *A homeowner asked about paving our roads. Jim explained the process set forth in our Covenants and Bylaws requiring the percentage of homeowners to vote to spend the amount of money that it will take to repave our roads.

Motion to Adjourn: Rick, Second the Motion: Bill Lord, Vote: Unanimous