

**Englewood Gardens HOA Meeting
February 24, 2014
10331 Hunt Circle, 7PM**

The following households were present and/or represented at the meeting:

Brad Treadwell, 10540 Hunt Circle
Angela McCullough, 10331 Hunt Circle
Robin Boylorn, 1591 Spencer Drive
Mildred Dunn, 10321 Hunt Circle
Natalie Loper, 10420 Hunt Circle
Brandi Acher, 1601 Spencer Drive
Richard Marlow, 10330 Hunt Circle
Linda Anderson, 1551 Spencer Drive

MEETING MINUTES

Brad Treadwell, HOA President, called the meeting to order at approximately 7PM.

Brad opened by summarizing the events that happened, related to the HOA, in the last year.

LIFT STATION UPDATE

Sewage Lift Station is no longer the community's responsibility, the lines now run to the Ridgehaven Station. According to the original agreement, EG is responsible for \$3400 a year, though repayment has been postponed for two years

NEW ATTORNEY

We have a new attorney, Christopher Thigpen, who has helped tremendously with handling liens in a manner that is to our benefit. Instead of the HOA paying each time, our lawyer charges a collection fee and is reimbursed from the debtor.

HOA ACCOUNT/MEMBERSHIP DUES

We now have more money in the bank than the current President/Treasurer remembers during his tenure in the community. We have approximately \$25,000 in the bank, and that does not include pending due collection payments that are due on April 1, 2014. Our monthly bills currently include debts the HOA must repay (i.e., lift station), street lights, and perimeter landscaping.

The HOA is still owed \$15-18,000 in outstanding dues which is concentrated in approximately 8 accounts who owe \$3-8,000, compared to historically when there were over 20 delinquent and outstanding accounts. The HOA is legally allowed to pursue liens on properties with outstanding balances. Many homeowners with outstanding dues exceeding \$400 have complied and/or contacted the HOA President to make payment arrangements.

Even though the HOA dues have reduced to \$150, homeowners with outstanding balances are obligated to pay the past due amounts consistent with the dues that were allotted for corresponding years. In an

effort to encourage repayment, no interest is applied unless the account goes to the lawyer. Any accounts that the lawyer must pursue payment on will accrue interest back to the original due date.

One of the reasons for the reduction in HOA dues is the fact that the community is no longer responsible for the sewage lift station. Brad explained that because working with the county to negotiate a plan for that was so extensive and time consuming over the past year, a lot of seemingly minor community issues fell on the list of priorities. In an attempt to remind residents of the rules, the meeting announcement letter included a list of regular offenses and complaints and a new website where community rules and covenant enforcement policies and covenant enforcement request forms are available.

OTHER COMMUNITY CONCERNS

There was a mix up last year on who was responsible (city or county) with maintaining our community streets. The new attorney is working with the county to make land repairs and arrangements. Brad encouraged homeowners to contact the county or city directly if you see any areas that are sinking, or visible pipes. Also, if you have concerns of your private property, contact one of those agencies who will come out and survey the problem to determine if it is something the city/county or homeowner is responsible for (these issues would be beyond the scope of HOA).

Robin mentioned a metallic smell to her water over the last several months and inquired if it was an isolated problem. If you notice a metallic smell or odor to your water, contact the water company and they will send a representative to test the water for free to ensure it is safe.

There was also discussion of non-permanent structures, most specifically a trampoline, in the community and whether or not the HOA would mandate removal. The bylaws restrict such constructions. While the Architectural Control Committee has not met and is ultimately responsible for these decisions, as confirmed by the lawyer, HOA members seemed to reach a consensus that as long as peripheral neighbors did not complain (and/or homeowners get permission from any directly affected neighbors), these non-permanent structures would be allowed because they are temporary structures. Any unapproved permanent structures, however, will be handled according to the stipulations approved by the Architectural Control Committee. Any known violations should be reported to the board.

Brad explained that while the HOA Board would enforce the community covenants we will not actively police individual properties. He encouraged residents to follow the protocol of submitting a Covenant Enforcement Request Form in the event that you observe a community violation.

INTERIOR NEIGHBORHOOD

Brad announced that we received a competitive estimate to have the common area graded (ground made level). This will take place in the coming weeks, after which we can begin to

He requested feedback on what should be a high priority for the area. Suggestions were consistent with prioritizing a basketball goal and playground equipment for children.

Estimates for the following amenities were presented:

Picnic Area –Approximately \$200-300

Gazebo--\$3500

Playground Equipment (Swing and Climb) \$3,000-4,000 (wood chips cost would vary, but at reasonable cost)

Basketball Goal – (?)

Brad feels comfortable committing to a budget of up to \$10-15,000 to develop the common area, given the stability of the HOA funds.

Concern for enforcing the use of the common area to residents was expressed and while it may be difficult to restrict the use to residents only, Brad explained that there would be no lighting in the area which would discourage use after dark. As previously discussed, we can also post signs.

While we do not currently have any liability insurance as an HOA, Brad said he would discuss it with the lawyer after the area is developed to determine if it is needed.

Angela will follow up and work with Brad to begin construction on the property. We are hoping to have the common area developed (or at least in progress) before summer.

Once we have a community basketball goal set up, Brad said, the HOA will enforce the bylaw requiring the removal of individual basketball goals in the community.

The meeting was adjourned at approximately 7:40PM

HOA Board Members agreed to continue their service. (Brad Treadwell, HOA President and Treasurer; Angela McCullough, HOA Vice President; Robin Boylorn, Secretary)