

**Englewood Gardens HOA Meeting
March 3, 2015
10540 Hunt Circle, 6PM**

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

Brad Treadwell, 10540 Hunt Circle
Robin Boylorn, 1591 Spencer Drive
Mildred Dunn, 10321 Hunt Circle
Ralph Jones, 10360 Hunt Circle
Virginia Taylor, 1540 Spencer Drive

MEETING MINUTES

Brad Treadwell, HOA President, called the meeting to order at approximately 6:10PM.

Brad opened by explaining that the purpose of the meeting was to offer some updates on HOA related issues.

SEWAGE LIFT STATION

Brad reported that all of the issues with the lift station have been summarily handled and as reported last year our lines now run to the Ridgehaven Station. Our HOA has not been asked to make any payments towards the station, despite our lawyer's inquiries, so as it stands we are not being required to contribute to cost.

HOA FUNDS

The current balance in our HOA account is \$30,000, and that is following the recent concrete work that was done in the interior common area, which was added for a basketball court and picnic area. The contractor who did the work will return to resolve issues left after that work was done once weather permits (resolution will include cleaning up and planting grass seed).

Given the health of our funds, our annual HOA dues have been reduced to \$125 (down from \$150 last year, and \$360 previously). HOA statements were distributed in late January.

Our yearly expenses are estimated at approximately \$5,500.

At the time of the meeting, \$5600 in owed dues remained for 2015, and \$15,500+ in outstanding dues are still pending (which includes accounts with more than 1 year of delinquency). As established in the past, after one year of nonpayment, the HOA has the authority to place liens on properties to recur costs. Brad explained that there are 65 lots and 64 homes in Englewood Gardens and there are 5 delinquent accounts that account for the majority of the outstanding balance/s, which represents several years of noncompliance. The majority of homeowners are current or making payments on their accounts.

HOA OFFICERS

The sitting HOA officers have agreed to continue in their current positions for another year

Brad Treadwell, HOA President and Treasurer

Angela McCullough, Vice President

Robin Boylorn, Secretary

UPDATE ON INTERIOR NEIGHBORHOOD

Concrete has been laid for the basketball court and picnic area. Remaining work for the first phase of improvement will include erecting a basketball goal, adding a picnic table and covering, and putting up a fence and locked gate to keep the interior community exclusive to residents. The time line is tentative and dependent on securing someone to do the work. Brad is seeking a contractor looking for a side job since larger contractors are not interested in such a small job. Virginia mentioned knowing someone who may be interested and agreed to share their contact information with Brad after the meeting.

Brad also confirmed that once the interior area is complete and the basketball goal is made available, that the HOA will begin to enforce the rule of no individual basketball goals erected in the neighborhood.

Our second phase of renovation will include adding playground equipment (swing set). The cost of playground equipment is expensive so we will consider the most cost-effective options when the time comes.

Brad explained that the intention of interior improvements is not only to improve the property but to increase our overall home values in the neighborhood.

RESIDENT GRIEVANCES

Brad then opened the floor for additional questions or concerns, and residents expressed issues, concerns and complaints (i.e., parking, barking dogs, property/land damage, common area upkeep).

Brad reiterated the proper protocol for addressing complaints and issues via the CERF (Covenant Enforcement Request Forms), which are available on our website (notices will not be sent without a corresponding CERF). Brad also explained that structural or land issues are beyond the scope of HOA and must be handled by individual homeowners. Some issues may be within the realm of the water company, city or county liability, but it is ultimately each homeowners responsibility to inspect and follow up on those things individually.

Regarding covenant violations, Brad reported that given the bylaw protocols and potential accrual of fines, most residents are not repeat offenders. Many times they are unknowingly violating a community rule and will comply when contacted.

Landscaping for the common areas, including entrances to the community and cul de sac flower beds will begin in the coming month and will be maintained by our landscaping company. Our contract ensures bi-annual upkeep of those and other common areas.

The meeting was adjourned at approximately 6:55PM.