

Teague's Grove HOA Board of Directors

March 2019 | MINUTES

Date: March 4th, 2019 Time 8:00 PM – 9:15 PM Meeting location *Dan Ellis' House*

Attendees:	<u>Board Members</u>	<u>Home Owners</u>
Present	Ashley Gillispie	Tom Buckner
Present	Dan Ellis	Lisa Buckner
Present	Kent Baker	Johnny Kear
Absent	Russ Woolard	Tracey Ellis
Present	Shane Smith	

AGENDA TOPICS

Welcome

General Discussions

- Discussion with Homeowners Present
 - The Buckner's, Kear's and Ellis' were present during this meeting to provide input and discussion topics with the possible assessments on second lots and current covenant language.
 - Mr. Kear recommended the possible language being revised such that assessments be attached to a residence and not a lot. With this revision, the homeowners with second lots would lose their second HOA vote. This seemed to be viable possibility for the Homeowners to vote on if the Covenants are revised.
 - Mr. Kear believes the intent of the assessments were for the costs to be split equally between the homeowners and not necessarily by the number of lots.
 - All three parties expressed displeasure that assessments had not previously been required and may be now be due based on the language in the covenants. They also believe several of the multiple lots are unbuildable therefor no assessment would have been received.
 - Possible solutions were discussed such as combining lots and/or revising the covenant language.
- Pool Parking Lot – Red Truck at Pool – The homeowner has located and the vehicles has since been removed.
- Pool Parking Lot – Steve Walker – Kent contacted Steve and Steve asked if it can remain until May 1st. Russ mentioned April 14th due to pool opening and sealcoating.
- Van Being Stored – Steve Walker – Steve asked if it could be allowed until May 1st. The van has since been removed.

Committee Reports – Architecture – Dan Ellis

- Old Business:
 - Has additional information been obtained relating the blow-up pool type, size and use? Dan Ellis has spoken with Ms. Monday and is still awaiting make and model.
 - The homeowners at 1327 Wineberry will be replacing their fence with similar wooden materials in the same location. Photos were provided to the board via email and APPROVED.

- New Business: No New Business

Committee Reports – Landscaping – Russ Woolard

- Old Business:
 - Front entrance: The weather has not cooperated with the replanting of the Otto Luken shrubs at the front entrance. The target date is to have this accomplished not later than March 30.
 - Leyland Cypress trimming – West side of pool – again the weather has interfered with trimming the Leyland Cypress trees. This will also be completed by March 30.
 - Circle landscaping – Suppliers do not yet have the Dwarf Nandina shrubs. Purchase and planting will be completed by March 30.

- New Business:
 - Irrigation will be turned on in late May (or later) dependent upon rainfall.
 - Front entrance receives scheduled fertilization and weed treatments.
 - Front entrance and circle mulching – TBD during April

Committee Reports – Social – Ashley Gillispie

- Old Business:
 - Are there any actual activity dates we want to make public?
 - Potential date for neighborhood garage sale will be the weekend of June 1st.
 - Are there any new homeowners that need to be recognized with a Welcome package?

- New Business: No New Business

Committee Reports – Pool – Shane Smith

- Old Business:
 - Shane has recommended having Sparkle pool install the pool ladder (required) and replace the pool pump with sand medium.
 - No recommendation has been made regarding the pool lock and keys?
 - No recommendation has been made regarding the lean-to shelter over pump?

- New Business:
 - Plumber (A Clear Choice) will be scheduled to de-winterize the pool restrooms and reinstall the backflow preventers (pool and front entrance) after April 15.
 - Pool vendor will be scheduled after April 22

Committee Reports – Finance – Kent Baker

- Old Business:
 - Kent to discuss the current budget ledger with the Board.

- New Business:
 - The effects of the pool pump purchase were discussed. With this purchase, the HOA estimates there being approximately \$900 at the end of the 2019 year.

Board Topics – Resealing Parking Lot at Pool

- Old Business:
 - Toby Howell will be contacted mid-March to schedule the resealing for mid-April.

Board Topics – Covenant Revisions

- Old Business:
 - Are we going to try and revise the restrictions with 75% approval prior to Q2 dues?
 - Topic – Assessment reductions on second lots –
 - Topic – Language revisions from Developer to HOA Board
 - Topic – Parking trailers, boats, etc behind the rear plane of the house
 - Topic – Misc restrictions to satellite dishes, solar panels, etc.
 - Topic – General grammar errors.

- New Business:
 - Are there any other revisions wanting to be discussed?