

Teague's Grove HOA Board of Directors

February 2019 | MEETING MINUTES

Date: February 4th, 2019 Time 7:00 PM – 8:15 PM Meeting location *Dan Ellis' House*

Attendees:	<u>Board Members</u>	<u>Home Owners</u>
Present	Ashley Gillispie	None Present
Present	Dan Ellis	
Present	Kent Baker	
Present	Russ Woolard	
Present	Shane Smith	

AGENDA TOPICS

Welcome

General Discussions

- All board members must be included in HOA Board voting matters whether 3 votes are received or not.
- The pool parking lot is not to be used as neighborhood parking without prior approval from the board. The board will attempt to locate the owner of the red truck that has recently been parked in the pool lot and ask it to be relocated. Kent Baker was going to contact Steve Walker to inform him that although prior approval was received last year, he needs to remove his vehicle.
- Russ was going to contact Steve Walker about having his van relocated as it was being stored in the driveway adjacent to his garage.

Committee Reports – Architecture – Dan Ellis

- Old Business:
 - The 2018 HOA board requested additional information to determine if blow-up pools violate the covenants per a home owner's request. Shane Smith and Ashley Gillispie did not have an issue with temporary inflatable blow-up pools being used within the neighborhood. Russ Woolard does not agree with temporary blow-up pools being used in the neighborhood. Dan Ellis and Kent Baker are awaiting the additional information before making a determination.
- New Business:
 - The homeowners at 1327 Wineberry have requested to install a new fence. Dan Ellis was requesting additional information on materials to confirm the materials meet with covenant requirements as materials such as chain link are not allowed.

Committee Reports – Landscaping – Russ Woolard

- Old Business:
 - Russ discussed options to replace the Otto Lukens at the North side of the entrance, including the reduction of irrigation within that zone and raising the planting height.
 - Option 1 was to replace everything with new on both sides for \$1500.00.
 - Option 2 was to replace the three Otto Lukens for \$80/Ea.
 - Russ discussed that the trees along the shallow end of the pool fence will be trimmed to approx. 6' and ground cover removed.
 - The two cul-de-sac islands remain to be an issue of topic. Dwarf nandina plants were mentioned as an option along with the possible planting of Bermuda grass. The main issue appears to result from the lack of topsoil however several major utilities are preventing the use of equipment.
- New Business:
 - No New Business

Committee Reports – Social – Ashley Gillispie

- Old Business:
 - Ashley recommended the following events be planned for the summer such as Summer Kick-Off, July 4th and Back-to-School.
- New Business:
 - Ashley recommended the pool kick-off party to be in May but a weekend other than Memorial Day. Hot dogs and buns to be provided by the HOA funds and sides, drinks, etc. by those attending.
 - Ashley recommended the possibility of more outdoor movie nights at the pool or other possible locations.

Committee Reports – Pool – Shane Smith

- Old Business:
 - Russ provided quotes from 2018 for options at the pool as a new pool ladder will be required to be installed prior to opening and a new filter may be required. Shane will review the quotes and provide further recommendation for March's meeting.
 - Dan discussed possibly constructing a lean-to shelter over the pump equipment to help with longevity.
 - The pool lock and keys remain to be an issue and will need to be resolved before the pool season. It may require a new locking system and replacing all keys. Kent mentioned he has the capabilities of getting cheap keys.
- New Business:
 - Sparkle will remove the cover on or about April 15th.
 - Hallsdale Powell will need to be contacted to turn the water back on.

Committee Reports – Finance – Kent Baker

- Old Business:
 - Kent provided and discussed the current budget ledger with the Board.

- New Business:
 - Kent provided and discussed the current budget ledger with the board.

Board Topics – Resealing Parking Lot at Pool

- Old Business:
 - Two quotes were provided for discussion and review regarding the resealing of the parking lot at the pool. Without maintenance, the parking lot will continue to deteriorate.
- New Business:
 - Third quote was provided for resealing the parking lot.
 - BOARD VOTE: The board voted unanimously to utilize funds to clean, prime and reseal the parking lot at the pool.

Board Topics – Covenant Revisions

- Old Business:
 - Dan Ellis provided a marked-up version of the covenants which included revising the definition of a lot, replacing the developer language with HOA board and other miscellaneous revisions.
- New Business:
 - Shane Smith provided a marked-up version of the covenants with comments relating to Dan's previous discussion points and disagreed with revising the definition of a lot for the purpose of a homeowner owning two lots to continue not paying dues on the lot as specifically spelled out in the covenants. The previous HOA boards not collecting the required dues has cost the HOA account approximately \$25,000 - \$40,000 depending on when certain events took place.
 - Shane Smith discussed that the HOA Board cannot continue to enforce certain aspects of the covenants without enforcing them all, including the collection of all dues.
 - Shane Smith discussed that the 55 homeowners who don't have second lots shouldn't be subject to less incoming HOA fees being collected while those 5 homeowners with 2 lots have their property values increased annually. These uncollected fees could give the HOA a necessary financial reserve or enhanced the common spaces which in turn would help everyone's property values.
 - Dan Ellis and Russ Wollard were against the collection of fees for second (vacant) lots.
 - Shane Smith asked Russ Wollard, previous HOA board member since the 1st board, to review the covenants and help find any clause where those with 2 lots were not required to pay dues on vacant lots and why the previous boards hadn't collected these fees.
 - Dan Ellis asked Kent Baker to draft a letter to the homeowners who own two lots to inform them that the way the covenants are written, require them to pay dues on the second lot even though the previous HOA Boards failed to collect.

- Dan Ellis asked if formally combining the lots, similar to 2 other properties, would eliminate the requirements for assessments on the second lot. Shane Smith did point out that the covenants do allow for properties to legally be combined, without assessment, however the covenants do not allow for the properties to be divided if these homeowners ever chose to do so and sell the properties separately.
- Dan Ellis asked if the assessments for the second lot could be at a reduced rate. Shane Smith pointed out that a revision to the covenants would be required which takes 75% written approval from the neighborhood. A 50% reduction was discussed by the board members as a possibility to present the neighborhood and try to obtain 75% approval.