

Teague's Grove HOA Board of Directors

January 2019 | MEETING MINUTES

Date: January 17, 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

Officer and Committee Chair Appointments

The following board members were nominated and confirmed to the assigned positions:

President – Dan Ellis

Vice President – Russ Woolard

Treasurer – Kent Baker

Co-Secretary – Ashley Gillespie and Shane Smith

General Discussions

- The HOA Board will hold monthly meetings on the 1st Monday of the month at 8:00 pm for at least the first 6 months of 2019. Additional dates will be announced at a later date.
- Dan provided his recommendation for revisions to the covenants prior to the meeting which with take agreement from 75% of the Home Owners to before revisions to the covenants can be made. The mark-ups were not specifically discussed during this meeting.
- Russ provided quotes to reseal the pavement within the pool parking lot. Shane mentioned the pavement near the front entrances and upper cul-de-sac are deteriorating and also need to be looked at. Russ mentioned he contact the county and try to obtain a new assessment as these are county maintained roads.

Committee Reports – Architecture – Dan Ellis

- Old Business:
 - The 2018 HOA Board had approved a homeowner to white wash the exterior brick.
 - The 2018 HOA board requested additional information to determine if blow-up pools violate the covenants per a home owner's request.
- New Business:
 - None to discuss at this time.

Committee Reports – Landscaping – Russ Woolard

- Old Business:
 - The 2018 HOA Board had approved the removal of a dead tree within the pool grounds. Edward’s Tree Services was scheduled to remove this on 1/19/2019 for \$350.
 - 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 Bradford Pears at the front were showing signs of insect damage per arborist report from 2018.
- New Business:
 - 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.

Committee Reports – Social – Ashley Gillispie

- Old Business:
 - Ashley remains on the Social committee from the 2018 committee and will continue the routine of bringing new homeowners welcome packages. It was also recommended that a copy of the covenants and directory be included in the welcome package.
- New Business:
 - Ashley recommended the following events be planned for the summer such as Summer Kick-Off, July 4th and Back-to-School.

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.
- New Business:
 - 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.

Committee Reports – Finance – Kent Baker

- Old Business:
 - Kent provided and discussed the current budget ledger with the Board.
- New Business:
 - It was discussed by the Board that a priority of the HOA needs to be a financial reserve.

- The Board discussed the past HOA fee amounts and when the fee increases took place.
- The Board discussed the process previously used in selecting vendors such as pool cleaning, landscaping, etc.