

Butler Springs Annual HOA Meeting

October 25, 2020

Linda Beck called the meeting to order at 2:01pm.

Board Members Present: Linda Beck, Michelle Garza, Patti Blount, Bob Bartoldus, Bridget Allen

Committee Members Present: Linda Beck, Patti Blount, Mary Anne Caldwell, Bob Bartoldus, Jill Buice

Approximately 37 homeowners present.

Patti Blount acknowledged the minutes from the 2019 Annual HOA meeting. Minutes approved.

ACC (Architectural Control Committee) reported by Linda Beck

Linda gave a recap of ACC responsibilities. Modification request required for painting, adding addition, removing trees. HOA reviews ACC design guidelines. Linda made street observations looking for excessive weeds and flower pots, street parking, water features. We want to keep our home values up!

ACC needs a minimum of three volunteers to fill the ACC vacancy.

Landscape Committee reported by Linda Beck.

This committee has been vacant. Volunteer needed to monitor Landscape contract and any projects.

Bob Bartoldus reported that we are looking for new landscape company. Mike French is retiring after seven years of service.

We have two quotes and would like one more quote. Homeowners asked to send landscape company referral.

The Old Loganville entrance project is pending.

Pool Committee reported by Mary Anne Caldwell

Covid-19 guidelines implemented for the shortened season. Had no pool issues. Kept a sign in notebook to keep track of residents and guests. Another great season.

Sunshine Committee reported by Bob Bartoldus.

We have two properties for sale and or closing. We visited 3895 BSD with Welcome Letter and gift card.

1525 Holly Manor should closed by end of October.

Treasury Report by Bob Bartoldus

- Checking Account – Wells Fargo (10/23/2020) - \$40,277
- Savings Account – Barclays (10/23/2020) - \$52,178
- HOA Income (YTD) - \$63,096. Annual Budget = \$65,000
- HOA Expenses (YTD) - \$41,089. Annual Budget = \$52,197

Outstanding HOA Due and Other Charges

- Current outstanding HOA Dues and related fees is at \$7,565
- Homeowner HOA Dues collection rate = 96.15% (125 of 130 households paid)

Expense Planned Activities

- New annual landscape contract for 2021 (\$5,000 increase over current contract)
- New Landscaping – Old Loganville entrance
- Tennis court – Renovation or Repurpose

We have done an outstanding collection even due to Covid-19. This is where we want to be. We work out arrangements for homeowners with needs.

Discussion of what to do with tennis courts. One quote for resurface was \$65,000 with a possible warranty of 30 years. Homeowners asked to refer any tennis court resurfacing / renovation company names. One option is digging it up. Received a quote of \$25,000 to dig it up or resurface. One homeowner suggested using the tennis courts for different purpose. There is a lot of money at stake. The HOA Board will continue to assess. One homeowner suggested a walking trail or fitness area. If tennis area is open without card entry and not a controlled area there would be a big liability.

Homeowner Questions or Concerns?

One homeowner stated received two letters with same issue regarding tree roots. One homeowner thought letter was condescending. Linda Beck and Mary Anne stated that previous ACC chair sent letters that were not board approved. Once Linda took over ACC, it has been a lot smoother. Linda stated that she wanted homeowners to contact her with any concerns or question regarding letters. One homeowner stated she is upset that we are spending money to mail letters. One homeowner stated she noticed an improvement in yards.

Question asked about upkeep of Retention Pond. Retention pond is governed by county and it is maintained yearly to cut and trim around dam. We are under contract and it is inspected yearly and cut back yearly. We briefly touched on using Management Company. A big expense and most Management Companies concentrate on collections and not community upkeep.

HOA needs President. Linda Beck is stepping down. No volunteers at this time

ACC Volunteers:

Karlene Hart 3720 BSD (770-617-4222)
Trina Walker 3865 BSD (678-770-3769)
Cindy Brown 3955 BSD (678-431-7068)
Mary Anne Caldwell 3975 BSD (770-364-1365)

Linda Beck will meet with ACC volunteers along with Patti Blount and Michelle Garza regarding ACC Guidelines and procedures. Suggested that the four volunteers choose one street to monitor.

Landscape Committee Volunteer:
Sandra Taylor 3815 BSD (301-706-2559)

Pool entrance gate and post is damaged and is out of alignment. Possibly hit by car or someone jumping on it. Estimated repair cost is \$500. No labor charged.

Homeowner asked if HOA Board has a CAP on expenses. Board votes on expenses and Board tries to spend as if the money is our own.

Meeting adjourned at 2:50pm