

The meeting was called to order at 2pm by Linda Beck, HOA President.

Board members present: Linda Beck, Michelle Garza, Bob Bartoldus, Sandra Taylor.

Committee members present: Mary Ann Caldwell, Jill Buice, Sandra Taylor.

Approximately 45 homeowners were present (includes board and committee members).

Sandra Taylor, Secretary, read the minutes from the 2020 Annual Meeting. Linda Beck moved to have the minutes approved. Minutes were approved.

Treasurer (Bob Bartoldus)

- Bob reports that the HOA has \$44,722 in the bank and \$67,444 in savings.
- It's been a good collection year. The HOA collected over \$70K this year. Expenditures amount to \$46,600, which is \$5,511 more than last year due to increased landscaping costs (new landscaping contract due to retirement of Mike French). Also, higher water bills due to sprinkler system issues at the entrances to the subdivision.
- Outstanding dues fell from last year, currently \$5760 outstanding. If a homeowner needs to work out payment arrangements, please reach out.
- Planned expenses for the community: pool house landscaping, Old Loganville entrance, tennis court repurpose, update pool house (bathrooms). The pool room with internet equipment has been worked on (shelving).
- The dam has erosion. It was recommended to bring in new concrete to fix the problem. It's the HOA's responsibility to maintain this area.

Pool Committee (Mary Ann Caldwell)

- We've had a great pool season. The pool opened on time.
- No issues with the gate for 3 years.
- Work needs to be done on the pool house: lighting, floors. Work was done in the pump room: shelves, moved internet equipment.
- As for projects, increased cost of wood and materials. Hope to get the projects done before the pool opens next year.
- Reminder: please close umbrellas after use. The wind blows them over the fence and into the pond.

Landscape Committee (Sandra Taylor)

- Sandra met with the new landscaper, Yard King, regarding the dying bushes around the pool house and the community. The dying bushes are called Indian Hawthorne and are prone to disease. All of the bushes / plants around the pool house will be removed and replaced with Holly and a low-growing Hydrangea and other colorful, disease-resistant plants. The three Indian Hawthorne under the tree at the entrance will remain for now as they are doing well. We'll revisit whether to replace those next year. Total cost for the project is \$2,678.
- The Old Loganville entrance is slated for updating. Sandra met with Yard King to discuss plants and design. OL's entrance is not going to be an exact match to Beaver Rd due to shade and a smaller planting area. The Crepe Myrtle trees will remain as the cedars at Beaver Rd are \$485 each (x6!). Shade tolerant plants and Yucca will be planted. The right side of the entrance will have Boxwood bushes as accents due to the utility boxes (left side will have a full arc like Beaver Rd.) The pool house and OL should be completed this fall.

ACC (Architectural Control Committee) reported by Michelle Garza

- Michelle read the most common issues in the community: cars parked on streets, dead bushes, weeds, paint (trim). Linda Beck reminded homeowners that they are responsible from the home to the middle of the street.
- There were issues this summer with RV's, boats and a jet ski parked in driveways. Homeowners must contact the ACC for permission to park these items for no longer than 72 hours.

There was discussion on repurposing the tennis courts. It was also decided that homeowners will be allowed to play **at their own risk** as there are no large rippling or uneven surfaces that would cause a tripping hazard. A pavilion was suggested again, dog park. No grills and playground equipment due to liability.

Homeowner Questions / Concerns:

- HO asked about allocating money from the tennis court to repair the dam. Linda Beck explained that the money for the dam is already allocated.
- HO asked about liabilities for tennis players on the court. There is a liability but it is lower than having playground equipment.
- HO asked about pressure washing the concrete around the pool. Mary Ann said it had been cleaned 3-4 times but the concrete is "granular" now. Another HO thanked Mary Ann for her service for the pool!
- HO asked about the trees outside the fence around the community that were supposed to be cut down. The trees came back to life per Linda so they were not cut down. HO stated fencing facing the road needs repair (crooked, broken boards).
- HO suggests when sending correspondence to use an "official" looking envelope to prevent the possibility of it being tossed as unimportant mail. He received a violation notice with a handwritten name from the HOA president. A stamp for the HOA was suggested. The same HO questioned the 3-day limit regarding campers \ boats. Linda stated permission must be granted each time a camper is on the property.
- HO asked about notification when changes are made to guidelines. Linda said they're posted on the website. Linda will work with Lisa Benson to make improvements to the website.
- HO states he is a Civil Engineer. Saw many ant hills around the pond. Ant tunnels contribute to erosion and will make soil unstable. Sandra will contact Yard King for treatment.
- HO received a violation and fine for the amount of time his dumpster has been in the subdivision. He requested more time to remove his dumpster as he is almost finished with his remodel project. Linda approved his request. Also states that his father has Dementia if anyone sees a man walking in the subdivision.
- HO asked about using a kayak in the pond. It would be at his own risk.

The HOA needs volunteers for the following positions: President, Vice President, and ACC. We need at least 3 people for the ACC. There were no volunteers at this time.

Linda stated the cost of using a management company. A nearby subdiv is paying \$12K per year.

Meeting adjourned at 3pm.