

June 16th ET HOA Meeting minutes

Meeting called to order at 7:30pm

In attendance: Barbara Gillis, Ginger Hall, Mary Lennert, LaDonna Walden

Minutes from May 18th:

Not available due to Secretary's family emergency.

Treasurer Report by Mary Lennert:

4 delinquencies that are liened and being sent to foreclosure.

1 foreclosure to be sent on 6/17/09.

Reviewed Balance sheet - More monies going out than coming in YTD.

Spoke about increasing monthly dues over the normal 5% for 2010.

Landscaping Committee Report by Barbara Gillis:

Reviewed bushes at Timothy Court & Elizabeth Townes to be replaced next week, 3rd resident that was approved will wait til the Fall with the rest of the community.

Turf will be brought back closer to the tree rings through out the community in Sept.

Myrtle trimming to be determined by AA Tex.

Monday is new Community landscaping day.

The President discussed a conversation with AA Tex of the possibility of allowing maples to die off over time to prevent more pipe breaks. Barbara mentioned, as a side note, that in the year of working closely with AATEX this idea had not been brought up. The board discussed getting an opinion from an arborist.

Retention Pond report by LaDonna Walden:

Trying to get total of three bids to re-grade and landscape the ponds to prevent further blockages.

Have 2 bids on hand now, President decided not to hand out estimates to board until she has all three.

Violations Report by Barbara Gillis:

Timothy Court unit - Pole on front porch fixed
Elizabeth Townes unit to remove numbers from front porch pole.
Communication for residents with fence partitions to be stained as soon as possible.
Posts on fences on Elizabeth Townes to have the post to their fences evened out with the rest of the fence.
Bryant Farms unit to have the fence section in the front yard removed.

Plumbing and Lift Station Report by LaDonna Walden:

Have two estimates from RAM and Carolina Asphalt for asphalt and sidewalk repair on corner of Elizabeth Townes and Delores Ferguson.
Barb to give LaDonna phone number for Red Clay for third estimate.

Pool report by Barbara Gillis:

According to Hal from Pro Pools, all is good.

Social:

Garage sale huge success, will possibly do another in the fall.
Community clean up tabled to next meeting

Power Washing:

Board discussed spot cleaning buildings. Barb and Ginger to walk the community and get a rough estimate of units that need it most.

Wood Repair by LaDonna Walden:

Received two estimates, one for \$40 an hour, and another who will give us an estimate for \$200 then apply to work if we accept.
Barb to supply phone number for third estimate for Carolina Home Additions.

New Business:

Resident concerned with lack of privacy to his unit due to new parking rules - Tabled.

Parking variances:

9434 Elizabeth Townes - Denied
9516 Elizabeth Townes - Approved for one month
9710 Elizabeth Townes - Approved

ARC request:

9325 Timothy Court requested approval to build 15 ft fence and move retention pond fence back on fence section due to fence falling on owners property. Resident provided Survey map showing encroachment of 20.2". Board approved request.

Meeting Adjourned at 9:05pm.