

September 9th ET HOA Meeting minutes

Meeting called to order at 7:15pm

In attendance: Barbara Gillis, Ginger Hall, Mary Lennert, LaDonna Walden, Samantha Corning, Angie Faulk- Hawthorne Management Representative.

Minutes:

May and June minutes approved.

July minutes approved as corrected.

Actions:

Hearings completed.

Home owner has agreed to reimburse HOA the cost of vinyl repair damage to neighbors adjoining wall due to barbeque lodged too close to neighbors wall while in use. If homeowner fails to make full payment within 60 days, the board will administer a fine for every day unpaid.

Hawthorne will follow-up with recurring parking violations at Elizabeth Townes Lane.

Treasurer Report:

June financials shows a \$655.00 Insurance claim charge. Board has asked Hawthorne to review this charge.

Unfinished Business:

Board Resignation

The board has accepted the resignation of Samantha Corning as secretary, website manager, and board member. Resignation in effect Oct 21th, 2009.

Retention Ponds:

Board has decided to use money from the Landscaping reserve to cover the cost of the needed repairs to both Retention ponds. Boards approval of Seasonal Serenity contract is contingent on the addition of a clause to cover 400ft of ditch work, for run-off drainage, into the wooded area off Timothy Court.

All in favor

Curb Parking:

Board has noticed more curb side parking recently and is researching whether or not the HOA has the right to tow guests who are curb side parking.

Board has decided to order "No On Street Parking" signs to go under current speed signs throughout the community.

New Business:

Parking Forums:

Board received some great feedback from residents regarding the parking issues within the community. These ideas will be passed on to the new board. Current board will hand out parking ideas at annual meeting.

Confrontation/Harrassment on board member causing Lawyer intervention:

Board requested and paid for the services of a lawyer due to harassment by a resident. Police were called to remove resident from the board members' premises.

Exterior violations:

Bryant Fields Circle:

Homeowner has been sent a letter to remove the fencing from front lawn. Has to conform otherwise board will fine for everyday the fencing has not been removed.

Elizabeth Townes Lane:

Hawthorne to send a letter giving 15 day notice to remove front garden. Has to conform otherwise board will fine for everyday the garden has not been removed.

Houston Ridge Road:

Hawthorne to send a letter requesting homeowners place airing tent in backyard rather than in front of the unit. Also, homeowners must be reminded that next parking violation will result in a heavy fine and probable tow.

Landscaping:

Aeration and Re-sodding:

Some units with little or no sod at the front of their units will have pine needles moved back to tree root ring. The ground will then be aerated, given new top soil and re-sodded.

AA Tex-Lawn:

The board is trying to determine how to gain control of the overgrown Wax Myrtle trees throughout the neighborhood. President and Vice-president will talk with arborist and AA Tex-lawn to determine if the trees should be trimmed back or removed completely - some of these tree roots have caused substantial damage to the sewage piping going into homes. AA Tex-Lawn quote for removal was given at a cost of \$4500.00.

Board accepted a motion to use Sol-U-Cal on lawns. The cost is \$1500.00. Board will make sure product is safe for both children and pets.

Stump Removal:

\$100.00 charge approved to grind and re-soil a portion of grass area at the corner of Elizabeth Townes Lane and Delores Ferguson Lane

Pool Bushes:

Board looking into purchasing additional bushes to fill in a bare area around the pool retaining wall at a cost of \$160.00

Pressure Washing:

Window Gang will return to finish the back side of buildings for units that had their gates locked during their first visit.

Front Entrance Bricks:

Board was quoted \$175.00 to have all front entrance columns and sign pressure washed.

All in favor

Meeting Adjourned at 9:00pm.