

STANTON HILL HOMEOWNERS' ASSOCIATION MEETING

Wednesday, May 22, 2019

LINKS RECREATION CENTER

OFFICIAL MEETING MINUTES

CALL TO ORDER AND ATTENDANCE: HOA Board President Steve Abraham called the meeting to order at 7:34 PM and a quorum of 17 homes was established. Forrest Scruggs of Realty One, our property manager, was not in attendance.

MINUTES: A motion to approve the minutes from the November 2018 HOA meeting was made by Ru Ciel and seconded by Ron Burns. The minutes were approved as presented.

FINANCIAL REPORT: Marc Reece presented a recap of the 2019 budget to date. Two potential variances were discussed at length. First, Waste Management costs are anticipated to be \$700 over budget for 2019 due to previously unknown rate increases. Waste Management is on a three-year contract with automatic rate increases built in. Mr. Reece said he would follow up with HOA Management Company and Waste Management to ensure price increases are as expected and well documented moving forward.

Property Insurance was also discussed at length. 2019's policy came in \$1,000 over budget compared to 2018. The HOA Board did not authorize execution of the contract, however the HOA management company renewed the policy anyway. Multiple options were discussed, including seeking out a partial year contract, seeking an 18-month contract, and seeking out potential remedies against the HOA Management Company. Mr. Reece will look into options.

HOA Business:

- 1. Board Composition:** Steve Abraham brought up the composition of the Board (currently two members) again after previously bringing it up in the May and November 2018 meetings. The general discussion focused on the potential need to spread the workload among more members and also ensuring that all votes would include an odd amount of board members to prevent ties. No attendees volunteered to join.
- 2. HOA Management Services:** Steve Abraham and Marc Reece raised numerous issues with the current HOA Management Company, Realty One. A general lack of responsiveness, incorrect HOA member interaction, and the unauthorized property insurance expense were all cited. The attendees instructed the Board to look into alternatives, even if it means and increase in dues for the HOA.

Grounds and Maintenance:

1. **Children's Play Structure:** Several homeowners have shown an interest in building some kind of children's play area in the common area. The pros and cons of such an idea were discussed, including costs, insurance, unwanted foot traffic, and potential increase in the attractiveness of the neighborhood. Ultimately, 9 of the 17 attendees voted against adding a play structure at this time, however there was general consensus that the Board can look into the idea further to bring it back at another meeting.
2. **Tree Care:** Ru Ciel walked through several issues regarding common areas trees. Continued ash borer and lilac borer treatment is expected to cost \$700-900 annually. Henrietta Valdez moved, and Kathy Madden seconded a motion to move forward with treatment as bid by Save A Tree for an amount up to \$700. Also discussed was the need to fertilize the trees, which can be part of Save A Tree services moving forward. Tree protection rings were also discussed and a bid was obtained for \$1,500. It was decided by attendees that no protection rings are warranted at that price at this time. Finally, Ru Ciel moved, and Gary Steele seconded a motion to spend up to \$300 to remove the dead pear tree from the intersection of Alison and Ford.
3. **Fence Repair:** Marc Reece walked through the fence repair costs and work plan, as completed in late 2018. Mr. Reece noted that the scope of work included 21 broken posts and assorted loose boards. It was also noted that costs totaled \$3,290, which came in below the \$3,500 budget allocation. Future fence inspections were authorized by the attendees and Mr. Reece will coordinate with Split Rail Fence Company as needed.
4. **Lawn Edging:** Marc Reece shared rolled top edging for the common area would cost roughly \$5/ft. No action was taken on the information. Mr. Reece agreed to get a quote for edging and sod improvement (including covering the dirt path).

OPEN FORUM:

No items were discussed.

ADJOURNMENT AT 8:30 PM

**Respectfully submitted,
Marc Reece
Secretary, Stanton Hill HOA**