

MEADOWS SOUTH ASSOCIATION, INC.

April 16, 2019

A Corporation Not-for-Profit
Indian River Methodist Church – Room 115

President Katherine Call called the meeting to order at 7:00 pm. All stood for the Pledge of Allegiance.

ROLL CALL: Present: Katherine Call, Jodi Thomas, Jackie Higgins, Joe Doyle, Joann Cahoon. Linda Heppler, Stephen Dufrene, Theresa Reimer. Excused absence - Sharleen Marshall. Secretary confirmed quorum was met.

Guests: Homeowner Laurie Whitney (1337-H) and Resident Clayton Humphrey (1285-H)

SECRETARY'S REPORT: Motion made by Joann Cahoon and seconded by Joe Doyle to accept March 19, 2019 BOD Meeting Minutes. Motion carried unanimously.

TREASURER'S REPORT: Katherine Call, President, distributed several financial reports. (The Meadows South A/R Aging Summary as of March 31, 2019, Balance Sheet as of March 31, 2019, Profit and Loss as of March 2019, as well as Clayton & McCulloh Collections Status Report for period 12/1/18 to 4/1/19) Our Aging Report shows \$19,433.58 as monies owed due to late or unpaid maintenance dues, some of which have been turned over to our attorney. We did have a negative net income this month, but we had some large bills, one being the annual Terminix payment and also our monthly cable bill is \$5,954.81. President pointed out Invoice #243887 in the amount of \$80 which was for a consult she had with our attorneys. Theresa Reimer made motion to pay invoice for \$80 for consult that President had with attorneys regarding the tax lien on Karl Banks' property – 1325-C. (Mr. Banks is responsible to pay the amount due to avoid Tax Deed Sale.) Joann Cahoon seconded motion. Motion carried. President has compared our financial statements with years past and we are in "normal business mode." Some general discussion ensued. Secretary made a motion to accept Treasurer's Report. Linda Heppler seconded motion. Motion carried.

PRESIDENT'S REPORT: President Katherine confirmed that all officers and directors on the Board have been certified. Secretary received Certificates of Completion for Sharleen Marshall, Theresa Reimer, Linda Heppler and Jolene Thomas as having gone to the class offered by Clayton & McCulloh. Secretary also received signed Department of Business Professional Regulation Form from Stephen Dufrene certifying him.

President brought up the Notice of Lien that was filed in February for Unit 1281-B. President informed Board that, if we move forward, the HOA would pay \$500 for the filing notice to foreclose, but that we would get some of that back in the end. Jackie made a motion to move forward with the foreclosure proceedings on 1281-B to file a notice to foreclose. Stephen seconded motion and motion carried.

Notice of Intent – 1317-B – A Notice of Intent to foreclose was completed. The attorney got a letter from the Homeowner requesting a payment plan. Current amount due: \$5,486.39. The Board is not going to accept her deal. Joe Doyle made a motion to move forward with foreclosure proceedings. Joann Cahoon seconded it. Motion carries.

NOTE: On April 22, 2019, President Katherine sent an email to the BOD with the following information regarding Unit 1317-B: "As you know we approved the Motion to begin Foreclosure sent by Attorney at our last meeting. What I did not have at that time was an invoice from the Attorney for the Cost Deposit (like I had for 1281B). I now have that invoice. Do we need to have an emergency meeting to approve paying this invoice or can be do it with e-mail vote from you all? The Attorney is also asking if the Association will accept a payment plan on this case. They propose 20% down and completed within 12 months."

The Motion was made to go ahead and approve the invoice to proceed with Motion to Foreclose on Unit 1317-C, as well as accept a payment plan of 20% down and completed within 12 months. Board members voted and motion passed.

Listed are the following Board Members and how they voted:

Joe Doyle – yay
Jackie Higgins – yay
Theresa Reimer – yay
Stephen Dufrene – yay
Joann Cahoon – yay
Linda Heppler – yay
Sharleen Marshall – yay
Jodi Thomas – yay

New Foreclosure Status – 1285-F – Owner already has notice of foreclosure authorizing attorney to take the next step to go into foreclosure. No charge yet. (There will be filing fees, postage, etc.) Joann Cahoon made motion to proceed with foreclosure activities on Unit 1285-F. Joe Doyle seconded it. Motion carried.

OLD BUSINESS:

Status of Irrigation and Maintenance Work (Kevin Wright and Shawn Holt) – President Katherine gave an update on sprinklers and general landscaping. Robert Stuck is helping Kevin with the timer box. No update at this point. Katherine asked directors to give her a list of people who need sprinklers repaired. If a homeowner chose not to have sprinklers installed, and NOW want them, the homeowner has to pay Kevin to install sprinklers. After that is done, the sprinklers will automatically be on our system. Additionally, even if it is a new homeowner who moves in and wants sprinklers installed, they will have to pay. People cannot put in their own sprinkler heads because it affects the pressure and is not fair to other homeowners. Laurie Whitney (1337-H) reported that the entire back of her yard is dead. Katherine wants directors to give her a list of hot spots in their designated building areas.

Status of Meadows South HOA Website – Jodi reported that she opened the website to give access to the public so that anyone can view our governing documents.

Fruit Trees – Katherine reported that she addressed fruit trees in the Spring Newsletter, reminding everyone that is the homeowner's responsibility to take care of them, if they don't want them to come down.

Proposed Bylaw Change Committee – Theresa Reimer reported that no committee meeting yet. Clayton Humphrey stated that he wants to be on the committee. (So far, Theresa Reimer, Sally Bradford, Clayton Humphrey, and possibly Steve Mosley. Jackie will be involved as much as time allows and as she is able.)

More to come on the status of this committee. Additionally, Katherine distributed a Proposed Bylaw change to limit short term rentals, and gave copy to Theresa. Proposed bylaw changes will be reviewed by the Board for approval before they are sent out to our attorney for final approval. Once the attorney approves them, they will be sent to the homeowners prior to 2020 Annual Meeting for voting purposes.

Parking Issues – Homeowners are complying with parking rules.

Shed in easement behind Bldg. 1281 – Vice President Jodi has not talked to homeowner yet. She will talk to him or write him a letter.

Spring Newsletter Status – Katherine distributed a draft of her President's column. She will forward it to Secretary and the Spring Newsletter will be completed and ready to distribute and mail out to owners not residing on property by May 2019. (Done) Also, something will be put in Newsletter about children playing in street as it relates to Bylaws – Rules and Regulations – F.

Meadows T-shirts for Kevin and Shawn – Katherine will follow-up with Kevin Wright on design, color and price.

Status – Entrance Solar Lighting – Katherine reported that she felt the solar panel lighting with electricity is too expensive. She suggested a solar panel which is part of the light and to have it bolted to the front and back, since solar panels have two lights. Lowes has them at approximately \$100 for each panel. Katherine will bring costs to the Board after further research.

Status – Main Shed – metal plates bottom of door – Katherine is meeting Kevin on Friday and they will purchase the metal plates to fix the door.

1285-F – Board made decision not to fine homeowner for not putting up shutters, as it appears he is going into foreclosure at this time. Theresa made a motion to table further action at this time pending the outcome of the foreclosure action. Joann Cahoon seconded motion. Motion carried.

Terminix – Clayton Humphrey reported that he had termites inside his home and Terminix exterminated them at no cost to the homeowner, as they were subterranean termites.

Jackie Higgins made motion to accept Old Business. It was seconded by Jodi Thomas and motion carried unanimously.

NEW BUSINESS:

Tree Stump Removal – John Bradford, owner of 1305-F, requested to have the tree stump removed at the Annual Homeowners Meeting in March, 2019. The tree was cut down over a year ago and it was determined at that time that the tree is on Common Property. The stump was going to be removed, but the President at the time, Brent Toothman, passed away and it has not been removed yet. Motion made by Joann Cahoon to have Jordan Donaldson remove the tree stump. Jackie Higgins seconded motion. Motion carried. Katherine will handle this action and follow-up with Mr. Donaldson.

Turtle Fence – Katherine reported that she got a call from Marcia Ford, a homeowner – 1295-A, that her gate is broken. We had no gates put in the chain link fence behind her unit. Her gate is her responsibility. Katherine will follow-up with her.

Additional New Business:

- Denise Lombardo called Katherine Call about a stranger she saw at 4 am. She said her friend, Jean, also saw him. Katherine told them if they see a stranger to call 911.
- The Board agreed that the homeowner in 1325-H should be sent a letter by the Secretary advising him that his yard is a mess and that his truck tags are expired. Secretary will handle accordingly. Also, there was an issue with a returned check and Katherine will contact homeowner and follow-up on that issue.
- Clayton Humphrey advised the Board that Leah Marshall (1283-A) passed away recently. She has been in a nursing home for quite a long time.
- Meadows South Exits - Bushes have been trimmed. Some bushes will be taken down at Entrances 1 and 3 for better viewing for people leaving the complex. Kevin will follow-up.
- Clayton Humphrey stated that since the directors are getting a \$15 credit each month, they should keep up on their buildings. He asked the Directors to “please see what I see.” He mentioned that there are two unregistered vehicles that have been sitting here in the community for over two years which goes against our bylaws, as well as other issues in the community that need to be addressed.

Linda Heppler made a motion to accept New Business. Joann Cahoon seconded motion. Motion carried.

CORRESPONDENCE: No correspondence.

ADJOURNMENT: Motion made by Joe Doyle and seconded by Joann Cahoon to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:50 PM.

Jackie Higgins
Secretary, Meadows South HOA