



# SPRING RIDGE

HOMEOWNER'S  
ASSOCIATION

August meeting minutes were reviewed and

approved **Treasurer's Report:**

## MINUTES

### SEPTEMBER BOARD MEETING

### ELLIOTT DRIVEWAY

SEPTEMBER 14, 2020

Pat Hays, President

Barry Gideon, Vice President Wendi Elliott, Secretary

Tony McLaughlin, Treasurer Chris Munro, Assistant

Treasurer Colton Heller, Member at Large

## Secretary's Report:

August financial statements were reviewed and approved. Tony provided a reconciliation of actual vs. budget expenses.

Update on a prior item regarding overhanging trees along Shadow Ridge Drive – Tony notified the board that A Plush had recently trimmed the crab trees that were obstructing the sidewalk along Shadow Ridge Drive. The cost for trimming was \$185.00

PJ Morgan has presented additional services available to SRHOA for an additional fee of \$100 per month if we were to choose to increase the scope of our contract. Services would include: weekly drive through to monitor the neighborhood for covenant violations, log violations, notify homeowner and manage compliance; attend Board meetings if requested to provide a report. Currently, PJ Morgan mails the covenant violation notification to the homeowner at our request,

which is included in our current service. Potential pros of adding services would to remove current administrative work from the board, and de-personalization of the covenant violation notification process. Cons include additional cost and a lack of board participation in the process. The board elected not move forward with consideration of additional services.

Covenant violations: going forward, Board Vice President Barry Gideon will act as the liaison between the board and PJ Morgan, and will work with them to request notification letters. The board proposes presenting the notification and assessment process to the homeowners during the October semi-annual meeting.

Notification and Assessment process: it is agreed that uniform application of the violation process would be required. Homeowner would receive a letter from the board to notify of the covenant violation and providing two weeks to remedy the violation. If the violation is not remedied, a follow up letter will be sent notifying the homeowner of a \$50 per month assessment for failure to comply with SRHOA covenants. The homeowner would receive a third letter notifying that the assessment has begun if the violation has not been remedied.

The board notes and acknowledges that there may be times when discretion will be required regarding a cure period, especially that may require favorable weather conditions or when other extenuating circumstances occur.

#### **Assistant Treasurer's Report:**

No agenda items for discussion

#### **Vice-President's Report:**

No agenda items for discussion

#### **President's Report:**

Confirmed that the Semi-Annual Homeowner's meeting will be held as scheduled at 7:00 p.m. on October 22, at the Holiday Inn and Suites. Masks will be required for attendance and the number of attendees will be restricted per current COVID mandates.

We will draw for two \$50 gift cards among those that have provided email information during the meeting.

Noted that we have not seen a significant number of homeowners who are storing the larger garbage cans outside. It is recommended that we update the website to add information regarding the requirement that the cans be in an enclosure if stored outside and provide details regarding requests for approval of exterior garbage can enclosures.

Follow up on damaged fence along the common area: the homeowner feels that the HOA board has the responsibility to repair fence damage. Pat Hays will call our landscaping contractor to have him address the situation with the homeowner

Board Succession: Chris Munro notified the board of his intent to step off the board at the end of his term. We will seek a replacement and believe a homeowner has expressed an interest in joining the board. The remaining board members all indicated willingness to serve another term.

**Other Business:**

No other business

The meeting was adjourned at 8:00 p.m.