

**Gap Creek Community Association
Board of Directors
Meeting Minutes**

A special meeting of the Gap Creek Community Association Board of Directors (BOD) was held on Wednesday, January 2, 2023, at 6:30 P.M., at Friendship Baptist Church, the President being in the chair and the Secretary being present.

Attendees: Roger Edwards, Steve Jones, Dan Barone, Roger Hornsby, Adam Coffman, Mike Lee, Randy Jones, Clayton Price, Jackie Jones, and Liz Barone. Absent: Ses Green. Meeting called to order at 6:35 by R. Edwards.

Financial Report *submitted by J. Jones*

- 2024 GCCA HOA fees will be due by February 5th.
- Two line items in the 2023 GCCA Budget returned significantly above that which was projected:

Landscape Lighting: \$1,700 budgeted (*\$7,994 actual*). *Note:* The increase was directly attributed to damage in two separate locations, caused by two different contractors, to the lighting system in Meadowbrook Park.

Tree Removal: \$3,500 budgeted (*\$6,145 actual*). *Note:* Trees on common property and along the trail system are aging; some trees removed during 2023 were damaged related to contractor's negligence, and others were associated with wind and storm damage. Many additional trees were managed "*in house*" by HOA volunteers at no charge, saving thousands of dollars.

Old Business

- Completed by Johnson Electric, electrical repairs to the lighting system at Meadowbrook Park totaled \$7,994. R. Jones checked with the City of Sherwood. In this case, the city failed to collect the customary \$4,000 bond to cover property damage. Both contractors, AFE Drilling and Verizon, who worked in the vicinity of the damage locations have stopped communicating with the HOA. Board president Roger Edwards states that the HOA has retained Rose Law Firm to investigate and possibly assist with recuperation of repair costs.

Note: In the interest of fiscal responsibility, a threshold for expenses will be negotiated with Rose Law firm to balance projected legal expenses with any potential financial settlement. BOD's goal is to ensure fiscally prudent use of HOA funds.

New Business

- To mitigate rising inflationary costs and increased operational expenses, a motion was made to increase GCCA HOA annual dues from \$275 in previous years to \$300 for 2024. **(D. Barone/R. Jones) Motion passed.**
Note: First dues increase in 3 years.
- Sherwood Police Department Arkansas Incident Report 2023-049060 reflects that damage to the Gap Creek sign at the Brockington Road entrance occurred near midnight on 12/21/23. The report documents that the driver responsible for the crash is a GC resident who lives in a rental unit; It does not immediately indicate whether the driver's automobile policy is current. R. Edwards will investigate further and will contact GC's insurance agent. Marcus Williams of Goss Management, who oversees the rental unit, has been notified of the damage caused by their lessee.
- A. Coffman has a meeting scheduled with Metroplan, 1/17/24 at 10 a.m., to gather more information regarding the proposed bike trail routes through Gap Creek. Meeting is open to all board members who would like to attend.
- An HOA member contacted the board with concerns that a nearby neighbor was operating a business out of their garage, creating "increased vehicular and foot traffic, and bringing an unacceptable number of non-residents into the community," which the resident felt might present an unwanted security risk. R. Edwards researched Sherwood City ordinances pertaining to businesses in residential areas which *are permitted*, providing that only one vehicle/customer is parked at the residence at a time. The property in question was monitored over four weeks and excessive vehicular traffic was not observed. After discussion of the facts presented, the Board decided that the property does not meet the standard of "noxious activity," which is prohibited. See: *GCCA C & R's Article 7 Section 3 (n)*. No further action will be taken at this time.
- GCCA HOA Annual Meeting is set for March 5th, 2024. J. Jones will mail a notification to community members thirty (30) days prior, in abundance of the ten (10) day notice required in the GCCA C & R's. The Board encourages all residents to attend.
- There is an open position on the HOA Board. A notice announcing the vacancy and requesting volunteers will be sent to residents along with the 2024 dues statement. If interested, residents will be directed to submit their contact information via the community's web site. C. Price volunteered to submit a short letter requesting Board nominations and explaining the dues increase. S. Jones will coordinate the search for an additional member of the Board.

Tabled Items

- Rubber tire material around play equipment at Meadowbrook Park was found to be adequate for the time being. Situation will be monitored on an ongoing basis.
- Project to mitigate erosion along the east side of Gap Creek Drive, near the front entrance is on hold.
- Stamped concrete repair near the neighborhood entrance each roundabout is tabled related to the considerable replacement cost.

Motion to adjourn meeting at 8:12 p.m. *(A. Coffman/ C. Price) Motion passed.*

Minutes respectfully submitted by L. Barone