

HIGHLAND PRAIRIE ESTATES PHASE III

POA MEETING

8/21/2022

The meeting was called to order at 6:38pm by Robin Armstrong.

Robin gave a brief history of the POA. She indicated that all the records had been turned over as the previous POA President moved.

The bank account has been used to pay the lights for our section of the neighborhood. The recent practice of the POA was to collect dues at closing. The volunteer committee of Robin Armstrong, Carrie Hornsby, Jill Wilson and Mary McBain was introduced to the neighbors.

Robin reviewed the revisions and amendments that were sent to the neighbors via mail and Facebook neighborhood page. There was discussion regarding the number of chickens per household. The revision indicated 6 chickens moving forward, however current neighbors would be allowed to keep what they have. The size of buildings that could be on the property was reviewed. The proposal was to increase the building size from 1,000 to 1,500 with larger buildings being at the discretion of the POA. The last proposal was to not allow rental companies to buy properties for the sole purpose of renting them. A homeowner would be allowed to rent their property. Robin discussed the concern of rental properties devaluing the neighborhood due to renters have no ownership or incentive for the upkeep of the property. Lastly, neighbors were asked to vote on the committee as well as making nominations. Robin expressed a need for people to serve on the architectural committee

The following questions and concerns were raised during the Q&A:

1. Some of the neighbors said they were not told there was a POA when they bought their house. (The POA has been on file with the county since the neighborhood began. Since the POA has relied on volunteers, it has not been active in the past and some of the clerical work was neglected, such as mailing out invoices.)
2. There were concerns regarding the invoices for dues sent out recently being incorrect. (Robin said she understood and asked for neighbors to approach her individually to make the necessary corrections.)
3. There was a motion to dissolve the POA. (Robin indicated we would need to have an emergency meeting to vote on that. One of the neighbors asked for a quick show of hands for those that wanted to dissolve the POA. The majority wanted to keep the POA.

Robin and Carrie discussed the need for the POA to write grants that will help with the flooding issues that the neighborhood has been experiencing. She stated that it is the homeowner's responsibility to take care of the issues regarding flooding. Although not everyone is currently affected, the new building taking place will most likely cause more flooding in the area.

Lastly, neighbors voted on the amendments and revisions. There were some neighbors that came forward to say they appreciated everyone coming together and that we needed to have a united front to take care of the issues.

The meeting adjourned at 7:20pm

Votes were counted and verified on August 25, 2022

CC& R Revisions – 45 for and 1 against – This revision PASSED.

CC&R Amendment - 44 for and 2 against changing restrictions – This motion PASSED.