

July 16, 2024 HOA Meeting

Attendees:

Jenny Nelson

Kayla Dodson

Steve Beha

Mina Arthur

Caroline and Bryan Gibson

Debbie Elam

The meeting starts at 6:35 pm

Caroline mention about the

- The locks are in. The chains are yellow
- Recycle holler post .

The event calendar will go on the new packet. That would be up on HH Facebook.

We are moving to Google Meet

Steve- Google Meet is set up

1 hour limit

Google meet meeting... it's up on the website

Caroline Treasurer:

- Bought stamp to send paper invoice to those Residents not receiving invoices.
- Sending statement first , then if no response, Lawyer will be involved for people excessively late on dues. Will determine who has excessive HOA dues.

Steve Corresponding Secretary

HH Residents will send the letter to those residents on Violation.

Caroline mentioned we need to be proactive in actioning that violation.

One of the Residents, Ginger - will be a Lawyer letter.

Last Category - Sheds

Sending letters to those clearly in violation

Sending the letters directly

Caroline will provide all the supplies

Jenny – Jenny will message the Resident complaining about the sheds that the board will send letters to those in violation

A paper trail will be added on making sure Residents file that application

Jenny is concerned about the greenhouse

Reaching out to a lawyer with regards to greenhouse architectural guideline

Structure in the bylaws. – and architecture guidelines

Somebody asked for a permanent structure.

Are greenhouses allowed?

*** The board is informed about the Americoat sealing company coming down to do sealing on September 4. The board is aware of the project.

*** Regarding the Pool registration, Kayla will talk to Mike to make sure all HH Residents are vetted first regarding the HOA due before signing up.

There is a speed limit up to the coming into the pool

***giving 1 key to the pool (green), and there are 4 more keys to give out.

*** Carol bought 2 locks,

Give 1 key to Joan, because he helps with the parking during a swim meet.

Updates of the Welcome Committee by Kayla Dodson

- The Henson house still on a contingent
- The event calendar is modified

Updates of the Profit and Loss by Caroline Gibson

- Restarted the new P & L as the budget for NY was approved.
 - We have more money in PayPal, but it has not been transferred to iBooks. There are some restrictions, and they will figure out how to move it to QB
 - 131 Resident members overdue for HOA dues
 - 28 more than 1 year past due
 - Caroline gets more stamps to send paper statements to Residents to pay their dues.
 - 131 Residents will receive mail, allowing them to pay the dues. They are subject to a \$10 late fee. If the homeowner takes no action, the lawyer will be involved.
 - 2 payments are mailed and received.
 - Everything is all caught up in P& L for July 2024
 - The statement will be sent first. At the August meeting, Caroline will present the Residents who have not paid the dues, and a lawyer will be involved with those Residents who have excessive HOA past dues.
 - Caroline renewed the P.O. Box and paid utilities and maintenance expenses outside the dues.
 - We are paid for mowing for the year.
- Steve-**
- List of Violations: “Caroline believes we should send a letter to those in Violation. As Hoa trustees, we need to proactively knock on those doors and address those issues. She believes the HOA is not proactive enough to act against those in violation.”
 - Tracking sheet for those in violation.

- Let's send a letter first for Residents named Ginger, and no action Lawyer will be involved.

- The Sheds-

- Complaints from Bobby sent us all the pictures of all in violation. Steve already sent all the details regarding the by-laws, and the architectural committee is informed; he needs to decide on sending letters.
- The Kayak and the bridge are all in violation and will receive a letter.
- Steve will compile the list of all violations.
- Steve will send the mail via regular mail. Caroline will take a photo to and Steve will track it.
- Architectural Committee – asking them to come occasionally to the HOA meeting.
- If any renovations are taking place, the residents/homeowners will need to fill out a form and submit it to them.
- The architectural committee creates a streamlined process to ensure that all homeowners abide by it. This ensures that the HOA has a paper trail of all renovations.

“Jenny’s opinion about the greenhouse, the property will go down by having a greenhouse instead of a shed. “

As per Caroline, it wouldn't hurt to ask a lawyer about the greenhouse and whether it is good to add it to the architectural guidelines.

The shed is defined in the bylaws but not the greenhouse.

The Tennis net is still with Lisa. Kayla contacted Parks and Rec in Pickerington and gave someone to contact. Barbara Hathaway reached out to Kayla with regards to the tennis court and found some numbers on how much it costs to re-align the net and the pole.

- **Community Garden by Kayla Dodson**

There are many rules, but there are more about liability if the HOA wants to do it next year.

Sent information via HH Facebook/ google form to gauge interest in the community garden.

Sending gratitude letter to all volunteers who is doing the entrance flower bed.

- **Summer Garden Contest by Kayla Dodson**

Create a Google form with regards to the summer garden contest.

We have 8 residents, and Kayla already took a picture of it. Will announce the winner by the end of the month.

The signage is done.

- **Winter Event/ Holiday**

Kayla has already found Santa for the holiday event and has her contract. If we choose him from 2 to 5 p.m. on December 15, 2024, he will be here. His rate is \$125/hour, the cheapest she found.

Kayla will provide Santa with a tent and a chair.

Also planning to hand over a hot cocoa and candy cane. I will order some backdrop for Amazon and decorate and make it Christmas theme, holiday light.

- **Community Summer Bash September 15,2024 from 1-4pm**

Inflatable for kids

Bubble tea lady already set by Kayla

Kick ball game

Vendors need to contact

Sell things and advertise as a community

HOA will provide chips and water

For Community vendors, bring their own table and stuff
Sign-up sheet will be provided for the community vendors.