

## **September 2022 Annual Membership Meeting Minutes**

### **September 13, 2022**

**Present: Debbie Bateman, Tim Dallas, Jeremy Jones, Mackenzie Payton, Brenda Hawkin and Carol Mize**

- Tim Dallas, President: Meeting Called to Order at 7:14 PM
- Minutes approved - Motion to approve by Jeremy Jones, second by Mackenzie Payton. All board members in favor, minutes approved
- Tim shared with the resignation of Board Member Brianna Cooper, we have one additional slot open for the election. We appreciate Brianna's service to the board and her legal expertise, as she helped with various legal matters and saved the board in legal fees. Thank you, Brianna.

#### Election

- Introduction of candidates
  - Larry - excited to be in the neighborhood, Excited to be here and serve the community.
  - John Russell Lives on 118th, repeat board member, he is here to serve as best he can for friends, neighbors and HOA.
  - Chase Marberry - not present
  - Brenda: Electronic Headcount - quorum has been established, 30 lots have voted and established quorum, per Brenda. If any additional votes need to be cast until 8:00 PM. Each paper ballot presented to individuals must be signed with proper address to verify ownership. Each lot is awarded one vote. If you have multiple lots and you want the ballot to be counted the same way - you can mark that, and duplicate your paper ballot accordingly. A ballot must be signed in order to be valid.
  - Votes will be collected until 8:00 PM.

#### Old Business

- 114 construction: concern for trees that will be taken down in order to make drainage ditch deeper and wider. Tim shared that we all want as many trees as possible. The city is the decider on this issue, the engineers have designed this so that 114th can handle a 100 year flood
- We have been allowed close to \$125,000 for trees. We provided a quote to the city from a landscape designer in town, to replace the trees. We had an evaluation to figure out how to replant the existing trees - dealbreaker - landscape architect did not think that the trees would survive. Due to low probability of success, we will not attempt to replant the trees.

- The construction is approaching vintage now and the trees will be cut down.
- We do not have plans nor a timeline. Tim's guess is we may have to wait until next fall to replant trees based on current information.
- Brenda shared November 2023 per city is when planting is expected.
  - Irrigation issues have occurred - this has contributed to drought and watering issues this summer.

## Financial Reports

- Brenda will review 2022 reports, what we have spent this for.
- Everything has fallen within budget - exception: Landscaping costs, pool chemical costs. The board decided to purchase a years worth of chemicals early in the year before prices continued to increase.
- Review of 2023 proposed budget - the next board will be in charge of presenting this budget.
- Move to approval of financial report by Frosty Poston, another residents seconds, all residents in favor. Motion passes.

## Committee Reports

### Events: Amanda Owens

- Under budget for events this year
- Will look at increasing the budget for tailgate event vs OSU. Time for event TBD
  - Food truck coming, bounce houses, BBQ cook off competition, all day/ish
- Halloween - October 30
- Tree Lighting, Christmas Party
- With extra budget money, we may try to add teen movie night.
- July 3rd - under budget
- Music at Pools and Movies at the Park - under budget
- Tim thanks everyone who serves on the events committee. If anyone wants to volunteer to host an event and help out, it is greatly appreciated. You can serve for an afternoon or evening and it helps the committee out.

### Venue Rentals: Lisa Burgess

- Everything is listed on financials so you can see where we are. Consider totally booked for Saturday/Sunday in October, November and most of December.
- Issues - prices have been raised, Lisa has received kickback from residents and non-residents about it. Several cancellations
- First wedding this Saturday at the increased rental price.

- Lisa gets phone calls every day for rental questions
- Brenda shared that Lisa sold some of the round tables and replaces them.
- Other expenditures - new phone, new tables, internet at town hall.
- Two pool party system for Monday worked out, reservations system to reserve with Lisa. Only a few conflicts but most were able to get first or second choice.

#### Design Review Board: Amanda

- Josh is out of town. Someone is going to replace the door on the well after 114th construction due to access issues necessary for construction.
- We have approved a few paint colors but DRB emails has been fairly quiet
- Brenda asks if there is an updated layout for the consecution
  - Lakes, pathways that can fit a golf cart, close to 118th and 121st street.
  - Lots of trees and pergolas. When you walk up and down Savannah the plan is not to see HEB. You can see where they started to dig out the lake on the Quaker side.
  - Denae is also asking for one as well. Amanda will keep asking Josh.

#### Landscape Committee

- Brittany Jones: the committee has been put together to assess the neighborhood to see what the needs are and how we can make it more beautiful. We took the contract that we currently have with the landscaper, we put together some photos
  - Weed control. They are supposed to be pulling weeds bi-weekly.
  - Replacement of struggling plants
  - Lack of Fertilization - this is supposed to happen 4 times per year
- Brittany walks every day - areas are being over water or under water. There are some areas that are bone dry, other areas are saturated. Irrigation issues - every area needs to be
- Bare ground and no mulch at parks. Retaining moisture - mulch is essential
- HOA Dues
  - Broadfield Court and other areas pay higher HOA dues for specific landscaping that is supposed to occur at the areas and this isn't happening.
- Number ONE focus is the commons - this makes money for the neighborhood, we would love to see this area flourish - pull out the dead bushes, get fountains up and working. There is a pump system that is not operable.
- Bungalow area does look the best - it does show that it is looking better. There are some water and drip issues
- Roundabouts - weeds, general issues, trimming bushes, taking out perennials

- Salisbury - dead Hawthornes need to be removed, need to assess empty areas, make it lush and fuller
- Piper Park - flooding that occurs outside of the homes, several plants need to be removed and replaced - add mulch.
- Pool - weeds inside the pool gates - knee high weeds, area not been taken care of - Brittany mentioned it to Troy - they said they didn't have access to the pool, so they just didn't take care of it. They need a key
- Broadfield Court - overwatering, drain, addition of shrubs. 3 dead trees that need to be replaced, mulberry tree issues, sod replacement.
- Roundabout - would like to see the fountain operable. There is a recirculating pump- the committee would need to check it every week. Replace the dead and dying plants, weeds need to be pulled.
- Founders Park - the grass has improved that the irrigation issue has been addressed. We want to add a bunch of plants, that is just completely dirt. Pull out dead plants that are still there, add mulch.
- We have spent a lot of time putting this together to make the neighborhood a more beautiful place.
- Tim thanks the committee for the time and work

Mackenzie - we need to take care of the common areas. - how can we address this right now. It is hypocritical that we are sending violations to neighbors for long grass and dead areas, when we cannot keep these areas weeded, mulched and grass green.

Patsy - How has this gone on so long with so much oversight. We all love this neighborhood. The contract is being violated. Continual excuses. How do we get on the same page for the neighborhood to be more beautiful. How can we all come to agreement. We need to stop the blame game and move forward. We don't have to have a problem and be rude to anyone. We have been giving this money away on a monthly basis to have the common areas just mowed and clipped grass.

Brittany says she spoke directly to Troy to say that he hasn't driven through the neighborhood in two months. The committee can help and a system of checks and balances and line of communication.

Patsy - everyone on the committee is passionate about plants and flowers - this is "our thing" that we are really into. I would like to see some action. Both Brittany and Steven have apps on their phones to control the watering system.

Steven has a Wifi based watering system - residential system currently.

Brittany - we need more of an eye on the watering system.

Brenda - Troy has a schedule on his mobile to help the plants be watered.

Debbie - is it possible to have the committee give us a breakdown

Brenda - says there was a bid for \$65K

Brittany - that bid doesn't show what needs to be done.

Patsy - according to Troy's contract, everything above ground needs to be operational. He would do the work with supplies and parts.

Brenda - an irrigation evaluation needs to occur.

Brittany - do you think Brenda could talk to Troy about why the work didn't happen.

Brenda - in walking the property this morning, it was pristine. They just finished yesterday, many of the dead items have been removed.

Julie - we have noticed action since he saw the pictures.

Brenda - in Troy's defense, he has allowed so much on his contract for repairs.

Unfortunately water leaks and irrigation.

Julie - if the contract says that weed control, why weren't the weeds pull

Mackenzie makes a motion to allow the Landscape Committee to get bids, in conjunction with the landscape committee, board and Hawkize and we will meet in person with Troy as soon as possible. Debbie seconds, all in favor, none opposed. Residents all in favor, motions carriers.

Jeremy - appreciate everything that has been done but this is the board's job.

Brenda - any contract over \$50,000 has to be put out for bids. With the request for bid, the landscape committee chair works with Hawkize and their board. Request for bids need to be incorporated and written up with the landscape committee chair prior to distribution .

Jeremy this is going to be process - this is a long term. We want to focus on each area.

Debbie - let's schedule a meeting with landscape committee, board and Troy.

Town Hall Improvement Committee:

- Painter came to downhill to paint, lighting updated, tremendous improvement. The board voted to have the TV's installed as an upgrade. What needs to happen in order to move forward. Work with the landscape committee and the board and the outside. When potential clients come up and see dirt at this building, needs to be the priority.
- When we get bids, it is important to think about a vision on the future. Landscaping doesn't last forever. We need people who understand landscaping to make town hall more beautiful.
- Tim thanks Brittany and the contractors on their work on the town hall. It was a big expenditure but it looks great. We have had to make some fixes and some expensive. We are getting to a time in the neighborhood where we have to make some improvements since the neighborhood is 10-15 years old. The next board will apparently focus on making landscaping better

Votes that are hand votes - need to go to Carol right now.

## Property Report;

- Salisbury:
  - Various items improved: brick columns on west end of the park, with the board's authorization, caps have been installed on the column. Tim and Jeremy donated their time and efforts. A security camera was installed this week as well.
  - The security camera at the park is a trial basis for security on a trial basis. It is thru t-mobile, each one has their own account, on the Vintage Tmobile account.
  - Brenda would like to see the board add one at each park, 2 at founders
  - Swings, more replacement parks have been ordered
  - Steering wheel
  - Fran asks - can we hold the families accountable if we identify the kids who are vandalizing the parks?
  - Tim - we try to identify the kids and talk to their families. Making a positive identification may be possible with the cameras. The intent is to try and minimize the vandalism.
  - Frosty - Community Service speaker with safety - our cameras will help with police. Srgt Bergdon addressed the vandalism and security issues. They had wonderful ideas about how we can hang out with kids and they are here to help not punish kids.
  - New mulch for park area
- Bungalow - several residents enjoy addition of lights
- Founders
  - New mulch at park
- Pool Update
  - New chairs have been assembled by Tim - thank you - 10 additional chairs been ordered for next year.
  - Cheryl prepared the pool, worked on the pump, the train and the tile.
- Town Hall
  - Roof leak has been addressed and remedied by Kincaid Roofing. No water leaking during major storms last month
  - Electrical issues have been address at Town Hall - still need to address GFI plugs

## New Business

- None

Fran motions to adjourned, none opposed, all in favor.  
Adjourned at 8:32 PM  
Submitted by Mackenzie Payton, October 6, 2022