

5/5/24- HOA Board Meeting Notes

Present: Bethann Buddenbaum, Valerie Thompson, Josh Smith, Fiona Rees, Teia Stapleton, Joe Hetzer, Lisa Hetzer

Next Board Meeting: June 6th @ 7:00pm

Points of Discussion

Board Positions

- Elected Board Members
 - President
 - Secretary
 - Treasurer
- Formal Board members (voting members):
 - President: Bethann Buddenbaum
 - Treasurer: Valerie Thompson
 - Secretary: Josh Smith
 - Vice President: Teia Stapleton
 - Architectural Chair: Joe Hetzer
- Auxiliary Board Members (non-voting)- multiple members who will serve on various committees
 - Fiona Rees
 - Lisa Hetzer
 - Molly Umphrey Gallamore

Meeting Schedule

- Board meetings: monthly meeting on the 1st Thursday of every month at 7pm.
- Community Neighborhood meetings- to be held quarterly (March, June, Sept, Dec)

Possible Events- Event committee (Teia, Lisa, Fiona, Molly, etc)

- Community Garage Sale
 - Teia has emailed someone from Delaware Commons to try and coordinate community garage sale between the two neighborhoods
 - Possibly occurring sometime in June.
- Community Spring Cleaning- Dumpster Rental
 - Josh will look into the cost of a dumpster rental for the neighborhood
 - Possibly to be done this spring as a spring cleaning event or possibly to be done after the garage sale?
- Summer Bash

- Possibly an ice cream social?
- End of May (at the end of the school year) or sometime in June?
- Community Movie nights
 - Need to look at getting power connected to the light poll in the park

Trash at the Park

- Is supposed to have been part of the bid through the landscaping company but they have not been taking care of this?
- Molly Umphrey Gallamore has been taking care of the trash can each week

Vibrancy Grant

- Still awaiting official word that should come sometime in the next few weeks
- Need to request the bids for the proposed work- obtain from Chris Proffitt
 - Park renovation
 - Landscaping at front entrance
 - Tree trimming along neighborhood

Sidewalk Maintenance

- Sidewalk on the west side of the neighborhood along Delaware Parkway is in extreme disrepair and is likely a huge legal liability
- Discussed having someone come out to give a quote on fixing/ replacing the existing sidewalk (another option could be to replace it with an asphalt path)
- Pending the cost- may need to look at future grant opportunities

Meeting with current attorney for "official HOA handoff"

- Current Attorney: Tim Murray (Eads, Murray, & Pugh)
- Do we keep same attorney or attempt to connect to a new attorney?

Updating Bylaws and Covenants- HOA board members and Attorney

- Plan to first revamp and approve changes to the bylaws (to include things such as electronic voting, etc).
- Once bylaws have been updated then we will begin the process of updating the HOA covenants
 - Once updated the neighborhood will need to vote on the proposed covenants and will require confirmation by 75% of homeowners
- Bethann has reached out to a connection at an HOA management company to ask about HOA consultancy.
 - The plan is NOT to be managed by a 3rd party but rather to obtain some guidance
 - Bethann will report back once she has discussed the cost of this

- Lisa Hetzer has GRACIOUSLY volunteered to retype the bylaws and covenants so that we can have an editable electronic copy

HOA Dues

- currently dues are due ½ March 15th and remaining ½ May 15th
- With the current system treasurer has to issue late notices twice in a matter of 2 months
- Discussed possibility of residents choosing what sort of payment schedule they would prefer
- Board to discuss options such as monthly or quarterly payments

Action Items

- Meeting with Attorney: Bethann to coordinate
- HOA Consultants: Bethann to report back regarding the cost of this
- Dumpster: Josh to look into cost of this
- Bylaws: Lisa will be retyping the bylaws and covenants