

**The Magnolias at Barnes Mill
Annual HOA Meeting
MINUTES
Thursday, July 19, 2018 7:00 PM**

During the HOA Meeting, The BOD Respectfully Requests:

- (a) Please turn off or silence all cell phones.
- (b) Please raise your hand and wait to be recognized if you wish to speak to an item on the agenda.
 - To allow all residents an opportunity to be heard, no individual will be recognized to speak to a single agenda item more than once before all others are allowed to participate.
 - Speak calmly and with respect to your the Board and fellow residents.
 - Please do not talk over another person and refrain to talking from others during the meeting.
- (c) Please remember this is a community meeting to disperse information, review finances, and discuss the items on the approved agenda. This is not a time to complain, to air personal grievances and to voice your discontent.
- (d) Items on the Agenda:
 - If you desire an item to be brought to the community's attention during our quarterly business meeting, please contact the BOD at least one week prior to the quarterly meeting with your concern.
 - Committee Reports must be received by the BOD one week prior to the scheduled meeting to be included on the meeting Agenda.
- (e) After a report has been completed and discussion taken place of an agenda report, it will be considered closed and will not be re-opened during the meeting without a motion and second to re-open the item for discussion and 2/3 vote of those present.

MEETING AGENDA

Call to Order

Randal Whitten

Welcome

Michael Weinman/BOD

- HOA President offered thank to the many folks who help around the community
 - Committee Chairs & Members
 - Plant Watering (Cheryl, Teri, Carol, Susan)
 - Kevin for fixing the BBQ Grill
 - Chip for fixing the pool gate
 - Randal for moderating our HOA meetings
 - Ellen & Blackie for moving the tree from the back drive
- The Board will create a 'text tree' for when incidents occur – we will send an email, anyone that wants to be included can respond with their phone # and the BOD will have text groups in case of emergency

Approval of Agenda: Motion Carried

Randal Whitten

Review the April 19, 2018 Annual HOA Meeting Minutes

Kathy Malone/BOD

Approval of Minutes: Motion carried

Randal Whitten

Report of Board of Director (BOD) Officers

Treasurer's Report:

Ellen Lord/BOD

- Financial review and update
 - We are half way through the year and we are doing well, our expenses are under budget \$5K so far for the year.
- Approval of Treasurer's Report: Motion Carried
- Other Financial Updates:
 - 2018 Painting Schedule
 - CertaPro will start pressure washing units on Sunday July 23rd. Please make sure that you remove all plants, furniture from front and back porches in order for painter to pressure wash and paint. The following homes are scheduled for painting: 10, 24, 25, 26, 29, 30, 38, and 68. For the homes with enclosed porches, the painting will be covered by the association going forward. We will have two coats of paint installed on homes instead of one. Instead of receiving a free unit CertaPro agreed to apply the free unit to second coat. The original pricing for

second coat was \$500 per unit but we were able to negotiate the price down to \$275 per unit. This price will go in effect in 2022. A revised painting schedule will be placed on our Website.

- Recap of Reserve Account
Every 2 years we need to review the Reserve Study to make sure that our accounting for our Capital expenditures projections are realistic and based on real costs. We have to account for at least 3% times the number of years we estimate work will be performed. In order to stay on top of the research needed to accurately anticipate the costs, we will need to increase the number of people involved. I will send out a request to the following committees, Landscape, Architectural and Finance to help assist in the research. The meeting will be scheduled on Tuesday, August 14th. For those unable to attend, a committee member will bring you up to date on the research assigned to that committee.

President's Report:

Michael Weinman/BOD

- Master Association Update
 - Fountain painting has been approved. Meer electric was due on site to complete electrical repairs – entire electrical system had to be replaced. Will update on ETA for turn on.
 - Herbicide had been applied to pine straw in Master-maintained section of Felton Hill Road
 - Master is working on maintenance of the catch basin behind the pool
 - Master will be cutting up the tree that fell from the Master-maintained common area behind suite 69
- Rules & Regulations update
 - Discussed the reality of living in a self-governed community where everyone benefits from well maintained homes where everyone voluntarily follows the rules set for the community
 - Questions from homeowners regarding the updated Rules and Regulations that was sent out on 6/25
 - Grace period for self review ends on 7/25. 7/26 to 8/10 R&R (units 1-35) and ABC (units 36-70) will walk community and report to BOD.
 - Beginning 8/17 the Board will notify any impacted homeowners – issues must be corrected within 10 days of notification. Any verbal notification will be confirmed via written follow up.
 - Appeals process is detailed in the hand out
 - Non-compliance consequences detailed in hand out

Secretaries Report:

Kathy Malone/BOD

- Homeowners were reminded to submit contact information changes to the HOA email address. The updated contact list would be published quarterly and posted on the website.
- Reminded folks to visit the website for updates.
- Reminded folks to please reach out to the Board of Directors using only the designated email address, which is intended for that purpose.

Unfinished Business

Michael Weinman/BOD

- Amendments
 - Gutter Cleaning – based on current projections, 2x annual gutter cleaning will be able to be included in the 2019 budget without an increase in dues. This is a projection – actual impact may vary depending on other factors (like water rates) that are not yet locked in for 2019.
 - Eliminate Rentals - still in progress. Will be subject for discussion during the next HOA meeting. Project ratification and resolution by end of year.

New Business

- Committee Reports
 - Community Care Marcy Rosenbaum/Chair
 - Activities included the following: sympathy card to Marylynn Berlin (brother passed), welcome to Susan Shaer, welcome to Angela Davis, sympathy card to Leo and Flo Hill (Leo's brother passed), welcome to Jim & Linda Brown, 90th birthday card to Robert Harbin.
 - Medical Meals: dinner for Diane Dellinger, dinner for Tim & Kathy Malone
 - Financial Report: we started with \$568 from the raffle, spent \$80 on medical meals, \$488 remains. We have not yet had to use any funds from the HOA.
 - Care Representatives – homeowners should let their Care representative know if they or a neighbor needs care. Care Committee members are responsible for the following suites:
 - Brenda Downing: 1 – 9
 - Cindy Monk: 10 – 19
 - Janet Razmovitch: 20 – 29
 - Dar Litvay: 30 – 39
 - Pat Heckert: 40 – 49
 - Verna Gooden: 50 – 59
 - Marcy Rosenbaum: 60 – 70

- Recreation Caryl Hanlon & Karen Moyer Co-Chairs
 - Thank Committee – Karen Moyer, Catherine Warren, Jeanne Robinson, Dianne Dellinger and Marcy Rosenbaum
 - On-going activities: Monday at 6pm – water aerobics and yoga
Tuesday and Thursday at 4pm – “Walking off the Pounds”
Wednesday at 1pm – Balance class
 - Watch for gathering in late September before the pool closes
 - Book Club – August 21st at 6:30 Unit 2 – Caryl Hanlon’s to discuss books for September through February. All are welcome!
 - Singles meet on the 3rd Thursday for dinner
 - Romeo’s meet on the 3rd Tuesday for lunch
- Landscape Tim Malone/Chair
 - Mulching service will be in August, it will be a touch up service for areas visible from the blacktop roads.
 - Crabapple has gotten behind in their services due to labor issues. They have indicated that will get things up to speed including pruning, weed control and edging as soon as possible. The Board continues to work with them to press for immediate remediation. There Q & A regarding issues with bare spots in some of the sod, Tim explained that it is a fungicide which Crabapple has treated but needs time for the grass to fill in. Homeowner indicated their sprinkler heads are buried under ground, Kathy agreed to alert Crabapple. A question was raised about the edging service, the Board acknowledged that it is one of the services that Crabapple has fallen behind on and has indicated they are working to get is remedied as soon as possible. Homeowner expressed concern that we should not pay Crabapple for work not done, Board agreed but reiterated it’s not prudent to fire the company only to hire another one with the same problems, our history with Landscape Companies is consistent; companies that do HOA work are not going to deliver the quality of work that one would expect from a residential company that services a single home. We will allow Crabapple an opportunity to respond to the issues and recover the level of service we’re paying for.

Announcements

Kathy Malone/BOD

- New Residents:
 - Jim & Linda Brown in Suite 20
 - Rachael Smith (Kathy Malone’s 9 year old great-niece) will be residing with the Malone’s for a year while her father serves in Iraq.
 - Next HOA Meeting will be held on Thursday, October 18, 2018

Adjournment

Call for meeting adjournment

Randal Whitten