

The Magnolias at Barnes Mill
Quarterly Association Meeting
MINUTES
Thursday, October 18, 2018 7:00 PM

MEETING AGENDA

Call to Order

Randal Whitten

Welcome

Michael Weinman/BOD
Lydia Dumas, interim Director and Acting Secretary introduced herself to the community

Approval of Agenda

Randal Whitten

Review of July 19, 2018 Annual HOA Meeting Minutes

Lydia Dumas/BOD

Approval of Minutes

Randal Whitten

Report of Board of Director (BOD) Officers

Treasurer's Report:

Ellen Lord/BOD

Financial review and update

2018 Capital Expenses Update

- We are reserving \$5,363.75 per month into the Reserve Account (~22% of dues); \$77.74 of each homeowner's monthly dues goes into the reserve.
- With the exception of scheduled replacement of gym equipment, all capital projects for 2018 have been completed

2019 Operating Budget Projection

- Gutter cleaning is included in our 2019 budget, the cost for 2x per year (March, November) cleaning will be \$5,680 (\$6.76 per unit per month)
- Wood Rot will now be in the operating budget, with \$2,000 allocated for 2019 (\$2.38 per unit per month)
- Other large budget expenses:
 - Garbage pick up is increasing to \$13,398 (was \$13.95 per unit, now \$15.95 per unit per month)
 - Master Insurance Policy premium will not increase (\$36,812/yr or \$43.82 per unit per month)
 - Master Association dues are expected to remain flat (\$23,117/yr or \$27.52 per unit per month)
- Late fees will increase from \$30 to \$35 as permitted by the Declarations
- Clubhouse Rental fees will increase from \$75 to \$95

2019 Capital Expenses Projection

- Replacement of directional signs \$1,410
- Asphalt Crack Sealing \$2,447.28
- Service Drive Concrete Repairs \$8,827
- Street Light install by Suite 1/Behind Suite 8 \$500

Approval of Treasurer's Report

Randal Whitten

Secretaries Report:

Rules and Regulations Update

Lydia Dumas/BOD

- The Board is in the process of speaking with each homeowner in the community to ensure they understand the Rules and Regulations, to solicit feedback, and to gauge the sentiment of each homeowner towards the Board of Directors. Once this process is complete the Board will be

communicating further with individual homeowners should there be any outstanding issues with compliance to the community's Rules and Regulations.

- Welcome to our new homeowners for Q3
 - Rich & Holly Franzell (Suite 61)

President's Report:

Michael Weinman/BOD

Exterior Painting Update

- The Board received a request from several homeowners to investigate the possibility of updating the community's color scheme to be more in line with the Craftsman-style of our community. These homeowners worked with a Color Consultant from Sherwin Williams to identify colors that would work best with the style, trim and masonry of our community.
- Story Boards and Color samples of the four colors selected were reviewed with the attendees.
- Colors will be assigned based on an overall plan for the community, and the change would occur organically
- Change will occur organically over the next 8 years as new colors are applied during regularly scheduled paint maintenance so that there would be no cost impact to the community
- Prior to proceeding with the project, approval will be needed from at least 2/3rd of homeowners and will be part of an amendment to the Declarations that will explicitly allow the board to do this.
- Concerns from the several homeowners can be grouped into two main buckets:
 - What impact would the gradual change in color have on property values within the community
 - Dislike of one or more of the colors selected/lack of input into which color would be assigned to their specific home
- The Board did not take a vote, this presentation was for everyone's information and consideration. The Board will take the community's feedback under advisement and review future steps to be taken. No decision is required until the next round of painting occurs in July, 2019

Landscape Update

- Met with an expanded Landscape committee to discuss performance of Crabapple
- Determined to proceed with Crabapple, met with them to clearly understand standards in the contract, and better manage the relationship going forward
- Each member of the Landscape committee now oversees a specific portion of the community, inspecting performance weekly and submitting a report to the Board so that we can provide more accurate feedback to Crabapple about the crew's performance
- Irrigation remains an open issue – there are no terms in the current contract which allows Crabapple to charge us ad hoc for all service requests. There was little oversight of the \$12K system service this past spring, and actual execution is unknown. Board will work with the Landscape Committee to investigate alternate providers for Irrigation next year including the potential to negotiate a maintenance contract that at a minimum specifies a rate per hour so we can better budget for the maintenance of the system.

Proposed Amendments to Declarations

- Legal and filing fees will be approximately \$2,800 of which \$1,065 has been accrued from the 2017 budget
- Quality of Life Amendments
 - Rental elimination
 - Cap can be reduced to zero, excluding the home that is currently rented. This exclusion will last for the duration of current ownership.
 - Will address Air BnB and VRBO
 - Hardship exceptions – specific standards for qualification and an annual review by Board
 - Clarification around dealing with Power of Attorneys and Estates
 - Inclusion of a fee to review a rental application
 - Garbage Pails
 - Language in Declarations is unclear:
Rubbish, Trash, and Garbage. All rubbish, trash, and garbage shall be regularly removed from the Unit and shall not be allowed to accumulate therein. No garbage or trash shall be placed on the Common Elements or Limited Common Elements outside the Unit, temporarily or otherwise, except in trash

receptacles. Rubbish, trash, and garbage shall be disposed of in sealed bags and either placed in the trash receptacles designated by the Board for collection or removed from the Condominium. No such receptacle or rubbish, trash, and garbage shall be placed upon the curb adjacent to the Condominium property more than twelve (12) hours before such items are scheduled to be collected or removed from the Condominium. All receptacles shall be removed within twelve (12) hours of the time upon which rubbish, trash, and garbage was scheduled to be collected or removal from the Condominium.

- Amend Declarations to clearly state that Garbage Receptacles must be stored inside the Garage except for 12 hours +/- collection
- If left as is, Garbage can be stored in receptacles outside all units without exception
- Financial Amendments
 - Maintenance Responsibilities – clearly align the Declaration with Association responsibilities as currently budgeted in the Operating and Capital budgets
 - Roof Joists – Declarations assign these to the Association. These are typically inspected by the Homeowner at time of purchase. Change to Homeowner responsibility, or adjust budget to reflect Association maintenance.
 - Roof Maintenance – specify Roofing material, tar paper, plywood or other underlayment, flashing and other materials necessary to create a waterproof surface on top of the home
 - Gutter cleaning – Association assumes responsibility in 2019 for semi-annual cleaning. 2020 for wood rot to fascia and soffits (only)
 - Limited Common Elements – Declarations do not assign these to the Association. Clearly state that unimproved Limited Common Element (Sidewalks, Porches, Driveways) maintenance is the responsibility of the Homeowner
 - Painting – Declarations currently assign responsibility for painting to both the Homeowner and to the Association. Revise to assign this clearly to the Association, giving the Board explicit permission to assign the schedule and the color selection.
 - Goal is to clearly align the Declarations with the Budget – one or the other will have to be adjusted

Self-Managed Community Update

- The Board dedicates a large amount of volunteer time to maintaining our community. There are a few residents who, through participation in our committees, also measurably contribute to these efforts.
- We do not expect that everyone agrees with everything we do, and we go to great lengths to encourage widespread participation in committees. Input is appreciated and taken seriously.
- By the same token, committees are in place for more than just expressing an opinion. The Board is delegating more responsibilities to our committees, and it is incumbent upon residents to participate and uphold responsibilities agreed within each committee.
- Looking to the future, the Board has determined that the level of effort we are contributing is not sustainable in the long term. We look to participation in committees to help alleviate this as well as to cultivate the interest of future board members. Should this not be realistic, the Board has researched hiring a management company to aid in the administration of the community. In lieu of the time required of members of the community this would increase dues ~\$15/month per homeowner.

Committee Reports

Community Care

Marcy Rosenbaum/Chair

The Community Care committee has divided up the neighborhood into zones with each member responsible for a group of homes:

- Suites 1-9 Brenda Downing bjd Downing7@hotmail.com
- Suites 10-19-Cindy Monk cindymccurdy1@gmail.com
- Suites 20-29- Janet Rasmovich- mrsjrass@hotmail.com
- Suites 30-39- Dar Litvay-dlitvay@yahoo.com
- Suites 40-44-Cindy Monk cindymccurdy1@gmail.com
- Suites 45-49-Marcy Rosenbaum headmar@aol.com
- Suites 50-59 Verna Gooden vernagooden@hotmail.com

- Suites 60-70 Marcy Rosenbaum headmar@aol.com

Recreation

Caryl Hanlon & Karen Moyer

The Recreation Committee has a number of upcoming events to announce:

- November 1-15 MUST Ministries Food Drive
- December 5-7 Luminaries Refresh (\$15/ea or 2 for \$25)
- December 11 Annual Holiday Gift & Cookie Exchange
- December TBD Holiday Songfest
- January 27 Chili Cook Off and 50/50 Raffle

Announcements

Lydia Dumas/BOD

Next Meeting Date: January 17, 2019

Adjournment

Call for meeting adjournment

Randal Whitten