

Covered Bridge at Barnes Mill Condominium
Annual HOA Meeting
MINUTES
Thursday, January 17th, 2019 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 the Board and fellow residents.
 - Please do not talk over another person and refrain from talking to 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) When the time allotted for discussion of a topic has elapsed, a majority may vote to extend the discussion in ten minute increments. After a report has been completed and time elapsed a topic 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.
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MEETING MINUTES

Call to Order		Randal Whitten
Welcome		Michael Weinman/BOD
Approval of Agenda (Motion by Dan Gallivan, second by Judy Taylor, approved by acclamation)		Randal Whitten
Election of Directors <i>30 minutes</i>		Dina Dow/Judiciary Chair
<ul style="list-style-type: none">• Judiciary Committee Members Tom Moyer, Angela Davis & Theresa Montgomery conducted the balloting• Each candidate was given up to 3 minutes to address the Association. WH Teague spoke for Bobbie Teague.<ul style="list-style-type: none">○ Results of the voting, including all Proxies exercised, are as follows:<ul style="list-style-type: none">▪ Ellen Lord 43 Votes▪ Marcy Rosenbaum 38 Votes▪ Bobbie Teague 18 votes○ The Association congratulates Ellen Lord & Marcy Rosenbaum on their election as Directors for 2019-2021		
Review of October 18th, 2018 Quarterly HOA Meeting Minutes		Lydia Dumas/BOD
Approval of Minutes		Randal Whitten
Report of Board of Director (BOD) Officers		
Treasurer's Report:	Financial review and update <i>20 Minutes</i> Capital Funds Update <ul style="list-style-type: none">• 2014 \$18,496 turned over from builder	Ellen Lord/BOD

- 2015 2% Jan-Mar, 5.33% Apr-Dec funded per unit
- 2015 \$16,366.98 transferred to reserve
- 2016 13% transferred \$34,983 (69 units at \$42.25 on fee of \$325/mo)
- 2017 21.9% transferred \$40,365 (69 units at \$48.75 on fee of \$325)
- 2018 21.9% transferred \$64,365 (70 units at \$77.74 fee of \$355)
- In addition to monthly transfers we have moved \$34,087.69 to the reserve since 2016
- **Total in Reserve as of 12/2018 is \$104,031.78 an increase of over \$85K in four years amidst several large capital projects (general applause from association)**

2018 Operating Budget Recap

- 6 homes sold on a budget of 4; +\$1,420 to plan
- Insurance change from State Auto to Farmers saved \$2,063.85
- Irrigation Repairs \$3,379.50 over plan
- Legal Fees \$1,848.50 under plan
- Hydrant & Backflow inspection/repair \$1,348.32 over plan
- Irrigation savings of \$3,238.00 thanks to rain sensors on 2/3 of units now

2019 Operating Budget Approval

- Custom Disposal (trash) increase from \$13.95 to \$15.95/mo; increase to \$18.95 in 2020
- Farmers Insurance no increase, \$36.86 per unit per month
- Master Dues no increase, \$27.52 per unit per month. Projected to increase as much as 10% in 2020
- Painting Maintenance no increase, \$33.77 per unit per month
- Termite bond – no increase, \$10.42 per unit per month

2019 Capital Projects Review

- Concrete Solutions to replaced damaged sections of service drive and crumbling curb
 - Questions were asked about the condition of the drive along the Russell Elementary side of the community; the Board will review when walking the community with the contractor in coming weeks
- Farmers Signs – replace all directional and clean up after your pets signage
- Briteline Asphalt – Crack Seal
- Thanks to the members of the Architecture, Landscape, and Finance Committees that assisted with updating the Reserve Study in 2018

Approval of Treasurer's Report (Motion by Dan Gallivan)

Randal Whitten

Treasurer's report including 2019 budget approved by acclamation

Secretaries Report:

Landscape Update 5 minutes

Lydia Dumas/BOD

- Green Town is our Landscape Provider effective 1/1/2019
- **ONLY Board Members may address the service provider.** Homeowners must escalate concerns to their captain who will then relate them to the Board
- We have already had one incident between a Homeowner and a Green Town employee. Green Town has threatened to cancel the contract should this occur again.
- Affordable Water will be our Irrigation Maintenance Provider for 2019
- The first pine straw application is scheduled for early February (after gutter cleaning has occurred); will be a double application of 2,000 bales totaling \$11K

President's Report:

Exterior Painting Update *5 minutes*

Michael Weinman/BOD

- Based on feedback from the last meeting the Board has asked the homeowners that worked on the original proposal to address the main concerns raised at the last meeting – color selection & property value impact.
 - Before proceeding with the project the Board will submit to the community for approval with a 2/3 “Yes” vote required to proceed

Amendments to Declarations Update *20 minutes*

- Total of three amendments at a cost of \$2900 (~\$1800 from 2018 budget, remainder held over from fiscal 2017)
- Thanks to Architecture & Building, Judiciary, and Rules & Regulations Committees for their time in reviewing offering feedback
- Based on their feedback we are now on the final draft that has been circulated to these committees for one last round of feedback
- Garbage Pail amendment – must be kept inside except for pick up
- Rental elimination
 - Grandfathers existing rental
 - Prohibits transient rentals (AirBnB, VRBO, Craigslist, etc)
 - Allows hardship exceptions
 - Restricts corporate entities
 - Allows the Board to periodically verify occupancy of units
 - Clearly specifies enforcements, penalties, and recourse for the Association in the event of a violation
- Maintenance Responsibilities
 - Clearly defines what is the responsibility of the Homeowner and what is the responsibility of the Association
 - Aligns with current budget
 - Provides clarity regardless of what was done/promised in the past by the builder, realtors, etc
- The Board will be scheduling smaller meetings to review the final Amendments in detail with homeowners at which point voting will occur using the Written Consent Form prepared by our legal counsel

Home Maintenance & Insurance *20 minutes*

- Handout the home maintenance checklist
- We have had two incidents of interior water damage in the past two years. Homeowners are responsible for the maintenance of their water supply and sewage disposal up to the point that both join the common supply in the road.
- Reviewed a checklist on areas requiring homeowner attention to prevent flood and fire damage to homes
- Howard stated that he wanted someone to look into the sound of flowing water coming from the sewer drain in front of his house.

Community Security *5 minutes*

- Discussed the Entering Auto break-ins that have occurred in Fullers Loch and Carriages & Verandas
- Discussed the need to follow rules to garage cars, use parking passes, overnight guests park in driveways that will help reduce the opportunities that may attract thieves to our community
- Discussed the potential of installing gates into the community, but the motion was not carried

Committee Reports

Community Care *5 mins*

Marcy Rosenbaum/Chair

- 50/50 Raffle at the Chili Cookoff to benefit the Care Committee
 - Tickets are \$1; 6 for \$5; 12 for \$10. See Dar Litvay or Marcy Rosenbaum for pre-event purchases
- Meals and comfort provided to several homeowners over the last quarter

Recreation 5 mins

Caryl Hanlon & Karen
Moyer Co-Chairs

- Chili Cookoff to be held at 5pm January 27th at the Clubhouse
 - Please contact Caryl Hanlon if you want to enter a Chili
 - Trophies awarded for top three voted entries
 - Tasters will be needed – come one, come all!
- Chip spoke about the ROMEOs lunch
- Magnolias Hiking Club meets several times a year – contact Chip Nimick for details
- Lydia and Marcy spoke about Singles Dinner every 3rd Thursday

Announcements

Lydia Dumas/BOD

New Homeowners from 2018

Jim & Linda Brown (Suite 20)
George & Jenny Poulis (Suite 35)
Vanessa Bull (Suite 44)
Susan Shaer (Suite 45)
Rich & Holly Franzell (Suite 61)
Angela Davis (Suite 63)
Vasily & Tatyana Sokhnich (Suite 69)

Next Meeting Date: April 18th, 2019

- Some homeowners have requested holding one of the quarterly meetings on a Saturday to accommodate those who regularly travel for work
 - Motion to schedule one meeting on a Saturday afternoon passed by Acclamation

Adjournment

Call for meeting adjournment

Randal Whitten