

## Southwest Crossing HOA

### Meeting Minutes

February 13, 2016

11:00am

### Call to order 11:07am

#### Bob Walker

- New HOA coordinator
- Please contact with any questions or if you need help

#### Review of Meeting Minutes

- Clarification around rental registrations
- Fees pay the code enforcement
- Belinda Newman - motioned to accept the meeting minutes for 2014
- Danny Stribling - 2nd
- All voted in favor to accept the minutes for 2014

#### Financials discussion for 2015-2016

##### Foreclosure for 2 properties in 2015

- One paid in full and one is on a payment plan
- The balanced still owed is \$1900

##### We owe about 9 more months on the balance of the loan for the siding

- Loan balance due is \$13,152.94

##### What does the lawn maintenance entail

- The maintenance includes lawn, tree trimming, and sprinklers
- We were looking for a company that provides a broader level of services
- The costs have increased, but we have added tree trimming to the services
- We have not bid out for lawn companies recently, the last time was 3 years ago

##### 2016 proposed budget

- It costs about \$113 a month to break even
- We need to put 10% of our income into a savings/reserve account
- We have a difference of \$6250
- We need to put \$605/monthly into an escrow account
  - We need to set this up immediately
  - It has to be done
- Danny Stribling motioned to accept the budget
- Mark Simmons - 2nd
- All voted in favor to accept the budget review and budget for 2016

##### Recent property sales

- Last properties sold on street have been between \$110-120,000

- Work completed in last several years have helped us maintain the value of the properties

## **Maintenance issues**

### **Fencing**

- Fencing has become an issue
- We want to avoid another special assessment
- We have an opportunity to go back to the bank to borrow money to replace the fence
  - We need to find out from the bank if we can borrow money in addition to the other loan or if we need to pay off the existing loans
  - We could go ahead and do it now if they allow us to extend the loan
    - This would allow us to save approximately \$1900 on the repairs during 2016
- The next loan we get might be at a lower interest
  - We might be able to refinance the entire loan
- We have several estimates for the fences
  - Metal posts
  - Gates on metal frames
  - May have to address removal of the trees
  - The quotes are approximately \$60,000 without paint or staining
    - Danny Stribling would like to stain the fences
  - We are considering how to best build the fences
- We need to address the random tree and planting/future growth
  - Do we need to put rules in place about what we can plant
  - Should we spend this year with the preparation and removal of trees and growth
  - We need to enforce the bylaws on the rules
  - We will plan to remove any obstacles in the area of building the fences, trees, plants, etc.
  - We will send out a letter about the tree removal prior to the replacements
- Who will decide who should remove the trees from the fence lines
  - Bob Walker
  - Shaw gave some suggestions about how to build the fencing around the trees
- Opinion that we need to address the fencing ASAP

Discussion about who should be responsible for the exterior upkeep and regulations for the bylaws

### **Brick**

- Additional concerns are water penetrating through the brick
- The protective barrier underneath is not working as well as it should
- Suggestion that we should apply a protective sealant on the brick on all of the properties

### **Landscaping**

- Need to clear areas of soil and get drainage corrected
- Backyards and soil around the housing is high and water is entering the homes
- Question about addressing soil levels/landscaping before we enclose the yards with new fences

Danny Stribling made a motion to vote on the fencing decision to repair the fencing as soon as it can possibly be done

Mark Simmons - 2nd the motion

All in favor

No one in opposition

Motion has passed to get the fencing replaced ASAP

### **HOA Dues**

- Discussion about adding something to the bylaws to gradually increase the dues on an annual basis
- We might want to wait on a dues increase until we know how much the note is going to be
- The Board can make a decision to increase the dues under a certain amount

Belinda Newman made a motion to maintain the same dues in 2015

Cherie Hoke - 2nd the motion

All in favor to maintain the dues for 2015 without dues increase

### **New Board Member needed**

- Jorge resigned and we need to fill his spot.
- Danny Stribling agreed to the nomination to the Board.

Belinda Newman made a motion to elect Danny Stribling to the board.

Mark Simmons - 2nd the motion

All in favor to elect Danny Stribling to the Board.

Danny Stribling elected to the Board.

### **What to do with the Satellite dishes attached to the roofs?**

We will have a roofer go through and remove the dishes

The tenants/homeowners will be responsible for moving the dish and putting in on a pole.

Let's do an inspection on the chimney flashing and the vents at this same time.

### **Terry mentioned a new change to the HOA rules**

A quorum now is the participants present at the meeting.

This is a new law in 2014.

You don't have to get a certain % of people at the meeting.

Motion to adjourn the meeting by Danny Stribling.  
Motion 2nd by Mark Simmons.  
Meeting adjourned at 12:52pm.