

Meeting Minutes - Southwest Crossing HOA
12/2/17

Call to Order at 9:07am

Terry Thigpen to be working with Toni Myers closely on HOA, but will be phasing out gradually.

Review Minutes from February 2016 Meeting

Toni Myers read them aloud.

Motion to agree to minutes.

Motion by Dennis Brown.

2nd by Danny Stribling.

Discussed rental registration with College Station and the fact that it is no longer required by law.

Review of Financials

First set of financials reviewed Jan 1, 2017 to Nov 30, 2017.

Loan still has 48 payments.

Insurance has decreased by several hundred dollars annually.

Toni is going to bid out lawn care and see if she can get a more reasonable price.

Balance in reserves is \$11,500.

HOA delinquency is not bad. Only 1 person is delinquent. They are only \$260 delinquent.

They usually pay 3 months, so should be fixed in the next month.

2017 Budget

Management put this budget together this summer for the homes selling.

Pretty close to the budget to what was actually spent.

2018 Proposed Budget

Dues are currently \$115/month

Just to keep lights on would be \$108/month

To get out of debt, we would be \$122/month

The most the Board can raise dues without a vote is to \$138/month

\$138/month gets us out of the red and adds \$6000 additional to the reserve.

Question about what the HOA dues should be. Where we are in comparison to the standard.

We are very low.

General Discussion

Sprinkler systems are maintained at the expense of the owner.

Question about who is responsible for maintaining the balconies.

There is some confusion about who is responsible, the homeowner or the HOA?

4 homes sold in 2017 at an average price of \$125,000.

Property values are higher and are selling quickly.

The assessment and exterior repairs we completed in 2012 have attributed to the higher values of the properties.

Looked at photographs of exterior of properties and cracked sidewalks and curbs.

Discussed causes of foundation and concrete cracks.

One owner has some major structural foundation damage (unit 2515).

The large trees are pulling water out from underneath the properties.
At this point, with little funds, we cannot repair the foundations.

We discussed that 2507 could not be sold without foundation repairs and the HOA did not have the funds to repair. The owner paid out of pocket \$5050 in order to sell the house.

Question - How the HOA will reimburse the owners for the houses with foundation issues?

Question - Should the large trees out front- should they be removed?

Discussed the fact that the roots can be trimmed underneath the ground on the side adjacent to the houses, per a foundation specialist. This will provide a precautionary measure.

Question about balcony repair? Do we repair ourselves and then bill the HOA?

\$11,500 is in reserve, but our operating is -\$9,000.

We have no other choice at this point but to raise dues. Several expressed concerns about having fixed incomes and raising dues.

Jane Forrest voiced a concern about paying for someone's else's problem.

Mr. Beal says the reason the financial burden applies to everyone, is that leaving problems un-addressed, will bring all of the property values down.

As properties and neighborhoods get older, as this one is, there will be more maintenance issues we will have to address.

Discussed the fact that sooner or later, the roofs will have to be replaced. Looking out to the next 5-10 years, we need to start planning now.

Question about why the gutters aren't extended on the ground beyond the houses.
The landscape personnel were running over them.

Discussed the balconies and whether or not the railing is rotted. The paint is peeling and the nails are popping out. Some believe the wood is rotted. We need to assess this moving forward.

We will get a bid to address this issue. We are looking at 12-13 units total (the units with balconies).

Dues brought to a vote:

There was a motion to raise the dues to \$138/month.

Motion by Dennis Brown.

2nd by Charlene Brown.

Increase in dues was approved by a unanimous vote.

All in attendance were in favor of a dues increase.

HOA owing homeowners for repairs:

In the situation where the HOA cannot pay for work they are responsible for (ie. the foundation repair for 2507). The HOA can allow the dues to be credited back (per a lawyer- by Texas state law) to the homeowner by the homeowner not paying HOA dues for other houses owned in the association.

We need to put a policy in place moving forward so that these situations can be adequately handled.

We need to vote on the Board to work with Century 21 and the lawyer to draw up a policy moving forward. (The lawyer gives Century 21 a discounted rate to work with us.)

The law requires that you must make an addendum to the Bylaws. This policy would be an addendum to the Bylaws.

Vote:

Motion to vote for the Board to work with Century 21 and the lawyer to draw up a policy to address special projects that are the responsibility of the HOA when the HOA is not financially able to address.

Suggestion to put in language about in the event of safety and structural integrity.

Motion by Dennis Brown.

2nd by Jean Wulfson.

All were in favor by a unanimous vote.

We will get a bid for railing and painting the balconies.

We will get a bid to address the cracks in the sidewalks and curbs.

Jane Forrest asked who was responsible for trimming the shrubs on the exterior of the property. Her bushes are very high on the front entrance of 2527.

The HOA will have the landscapers trim the bushes back.

A concern about the lack of lighting on the front of the street was brought up.

There are so many trees, they obstruct the light.

It's very dark and you can't see the sidewalks.

We will ask the city to do an illumination test.

Kenya Collins mentioned that she is very satisfied with the fences. The new gates and the locks are a huge improvement.

The HUD housing down the street has closed and is now student housing. There is still HUD housing on Dartmouth adjacent to our properties.

Vote:

We need to vote on reinstatement of officers: Don Knowles, Kristy Miller, and Danny Stribling.

Motion by Charlene Brown.

2nd by Jean Wulfson.

All were in favor by a unanimous vote.

Motion to adjourn the meeting.

Motion by Danny Stribling.

2nd by Charlene Brown.

Meeting adjourned at 10:48am.

