

HOA Board Meeting/Residents 1st Quarter Meeting Summary

Date & Location:

- **Location:** Day Heights Memorial Hall, 1313 St Rt 131
- **Date:** April 10, 2024
- **Time:** 7 PM
- **Attendance:** 17 homes represented in-person, 6 attended via video
- **Board Members:** All five members attended

Key Topics Discussed:

1. **Board Introductions and Roles:**
Each board member introduced themselves and outlined their responsibilities.
2. **Community Newsletter (LOOP):**
Residents appreciated the new LOOP newsletter, which was well received.
3. **Architectural Review Committee (ARC):**
Donna presented ARC updates, covering recent actions and outcomes.
4. **Management Company Review:**
Pros and cons of the current management company were discussed.
5. **Service Contracts and Quotes:**
The board outlined the process for obtaining quotes on service contracts for the year, with some residents already submitting suggestions.
6. **Community Events & Committees:**
Trevor encouraged forming committees to plan social events, fostering community engagement.
7. **Budget Presentation:**
The budget was reviewed and explained, receiving positive feedback. Residents were encouraged to share the information to increase neighbor involvement.
8. **Dues & Non-Payment Penalties:**
Mike and Trevor addressed dues collection, including penalties for non-payment. An annual 12% interest rate and late fees can be imposed, as per bylaws.
9. **Violation Enforcement & Drive-Throughs:**
Violations, notification procedures, and management drive-throughs were discussed. The Elite system is expected to improve communication, and a proactive approach to enforcement was emphasized.
10. **Curb Appeal & Zoning Laws:**
The board encouraged residents to maintain curb appeal and consult local zoning laws for guidance. Contact details for zoning support were shared.

11. Community Tree Maintenance:

The board clarified that tree maintenance is the residents' responsibility unless major damage occurs.

12. Sidewalk & Street Repairs:

A committee was proposed to identify sidewalk repairs and obtain quotes. Residents were encouraged to contact the township about street issues.

13. Unused HOA Land:

Suggestions for the 52-acre property, such as walking trails, were discussed. Residents were encouraged to submit ideas. Denny suggested creating a volunteer support group to help neighbors with yard maintenance.

14. Drainage Issue at 6064 Weber Oaks:

A drainage problem was reported and will be investigated, potentially as a county responsibility.

15. Intersection Lighting:

The board will explore lighting options and seek input from Duke Energy.

Adjournment:

- The meeting ended at 8:30 PM.

Minutes prepared by Donna H.