

Annual Meeting

October 5, 2019

Board Members in Attendance: Nancy Aspaas, Brad Cunningham, Wayne Roberts, Bill McClure, Bill Fleming, Representative from Globalink Cyndi White

HOA Members in Attendance: See inclusion from Cyndi White

Call to order was made at 7:08 by President Brad Cunningham. Seconded by Bill Fleming.

Brad Cunningham welcomed members, board members and short introductions were made. He offered a general welcome and an overview of the past year. There were 3 new homeowners, 7 Architectural Control Committee Requests, 15 violations of the covenants (the majority of which were for lawn maintenance violations). The financial reserve was increased without a need to increase the annual dues and there was a renewed focus on landscaping at the front entrance.

Financial report was delivered by Wayne Roberts. According to his disclosures, expenditures were lower than budgeted amounts resulting in a budget surplus. He noted that members might notice a significant increase in the expensed amount for watering and landscaping. The board has spoken to the landscaper about being more proactive regarding water use. Specifically regarding the budgeted amounts for landscaping, Wayne summarized what has been decided. The front entry landscaping will be redone to include perennials instead of seasonal changes which have been budgeted for in the past, likely ultimately resulting in a lower amount to be budgeted in the future. Landscaping bids will go out and a decision will be made in the near future about which landscaping company will be contracted when the current agreement concludes. This decision will be made in consultation with the ACC committee and HOA board. He briefly reviewed the rationale for the reserve account. As a neighborhood we are positioned better than we have been in the past to cover unexpected expenses.

Wayne made a motion that \$622 of the budget surplus be moved into the general operating fund and \$1500 be moved to the reserve fund. It was seconded by Bill McClure.

Presentation by Hurst Fire Department Chief, David Palla. He touched on basic city services like the ambulance subscription program, Fundraising steak dinner, Code Red Communication System, weather alert systems, Citizens Fire Academy, Citizens Police Academy, Citizens 101, Fire Department Open House, and the City and Emergency Department social media accounts. David entertained a few general questions from the homeowners and the board thanked him for his contributions to the meeting.

Social Committee Member Nancy Aspaas discussed briefly that a general call will go out before the end of the year asking for members to express interest in the continued existence of the Social Committee. Homeowners should look for an email. There is no neighborhood wide

garage sale planned for the remainder of 2019, and interest in a Spring sale will be assessed in the new year.

Next general meeting for members and board is scheduled for October 27, 2019 at 6pm.

Question and Answer led by Brad Cunningham. Submitted questions by homeowners opened with a question about the front entrance plantings. Plan is to update the beds with perennials. An additional question regarding roof replacement approval procedures was addressed. To date all roof replacements have been approved by the ACC. A question inquiring about what the HOA insurance is for was addressed by Cyndi White from Globalink. It covers general liability, required state coverage, and protects the association from lawsuits. A brief discussion regarding a discrepancy in water billing and a general increase neighborhood wide was concluded with no specific resolution. A question regarding the association's obligation to the city in handling the replacement of the Bradford Pears on Cannon Drive. It was confirmed by Brad Cunningham that we are under no obligation to the city to replace them should they need to be taken down due to age or damage. At present, there is no plan in place to replace the several that have been lost and every attempt is being made by the board and the landscaper to prune them appropriately and maintain their health for as long as possible.

Announcement of 2019-2020 HOA Board: Brad Cunningham, Bill McClure, Wayne Roberts and Bill Fleming will continue in their roles on the Board. Pat Patel will be joining the Board, and Nancy Aspaas will be stepping down.

Door prize tickets were awarded to 5 homeowners in attendance.

A motion to conclude the meeting at 8:00 was made by Brad Cunningham, and seconded by Wayne Roberts.