

Date January 8, 2018

Board Members Present: Bill McClure, Wayne Roberts, Nancy Aspaas, Bill Fleming

Others in Attendance: Cyndi White, GloboLink Representative

6:26pm meeting was called to order by Bill McClure

Bill presented the minutes from the last meeting and they were approved without further discussion.

Wayne Roberts reviewed the budget to date. Budget was made available for review by all present. There are no items of exception. We are on target for our predictions.

There was a brief discussion about how we are moving to abandon Pristine as our landscape company. Cyndi White connected us with a new company and after the proposals were reviewed in late 2017 we have accepted the bid from Mosley Lawn Care. They will take over effective February 1 and will handle all common area care, lawns, seasonal color changes of Flowers and trimming and maintenance of the pear trees on Cannon.

Bill McClure bought batteries to be prepared ahead of time for changing batteries every 45 days or so, on the three cameras covering the main entrances to the neighborhood. That budget line item will go up slightly but we will make an adjustment to that for next year's budget.

Bill McClure brought up the holiday decorations and explained that the current situation is being reviewed. The lights are affected by moisture and weren't working for most of the holiday season. Pristine will take them down. The plan for now is to donate all existing decorations and start again next fall. We will revisit this topic as a board in August and set up an appointment with a lights/decorations company in early Fall to make a plan and give us an estimate. Wayne Roberts moved to make the donation of all existing lights and decorations official and Bill McClure was the second. Cyndi will confirm with Pristine the plan for removal and disposal. Wayne Roberts said he would contact the HOA Board in a neighborhood nearby to see who they use for their holiday décor because there was a general consensus that their entryway monuments and décor were attractive and our needs are similar.

Bill McClure reviewed the security and camera situation and updated us on the fact that the Hurst Police dept made a request for pictures for a specific date and time window. Bill gave the sd cards to HPD. Resident had a disturbance and reported it to the police. Bill will follow up with HPD to get cards returned. Regarding the camera signs being placed in neighbors' yards, a letter was mailed to homeowners and two homeowners volunteered to have the sign placed in their yard. It was determined that the location of these two homes of volunteers isn't conducive to notifying people for the purposes of security, so we are going to move ahead with the single existing sign for the foreseeable future. We will need to continue to revisit the budget line item for the current cameras as they age and we determine if they are continuing to be useful.

There was a brief discussion about homeowners who haven't paid annual dues as of the date of the meeting. Monthly letters are going out and have, up to this point, had no affect on acquiring the dues owed. Cyndi White and GloboLink will send a mid month letter stating they will place lien on property for non compliance. Cyndi will send it FedEx because in her experience people don't reject those types of packages. Letters mailed return receipt acknowledges they have been informed of their nonpayment.

Cyndi White informed the board of the Milner homeowner notice. Homeowner sent a formal complaint to the board after being notified of the fact that a request for ACC approval of a landscape project was not submitted and approved ahead of the project commencing. We reviewed the complaint. No further action is required.

Wayne Roberts mentioned a Hickory Court potential violation? More information is needed to determine if the homeowner is in violation of the tree/landscape requirements when a tree is removed and not replaced in a timely manner. Bill Fleming will go speak to him personally and inquire as to the plan moving forward.

We are still waiting for Brad Cunningham to confirm with someone in the Hurst Office what our obligation to the city is for replacing and maintaining the pear trees on Cannon. A short term and long term plan needs to be made but no further discussion was held because we are lacking critical details that will help us make decisions.

Next board meeting is planned for April 15 at 6:30pm in the Norwood Office location.

Nancy Aspaas brought up the forthcoming updated neighborhood roster. Social committee will send a blurb for the roster to notify homeowners of the opportunity to be receiving regular notifications about social events.

2 homes under contract closing soon. Expecting revenue from those closings in the next few weeks.

Bill McClure adjourned the meeting at 7:20pm. Bill Fleming was the second.

Minutes prepared by Nancy Aspaas and submitted January 21, 2018