

Date April 15, 2018

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

Others in Attendance: Cyndi White, GloboLink Representative

6:25 the meeting was called to order by President, Bill McClure. The minutes from the board meeting on 1/20/18 were reviewed. An adjustment was made to clarify that we, in fact, have 3 cameras covering security at the entrances to the neighborhood. Nancy Aspaas made the edit. A brief discussion followed on the follow up to last meetings decision to dispose of the entry monument holiday decorations. Nancy confirmed that they have all been disposed of. The board will review options for lights and a budget for new decorations at the next meeting in July. This will give us plenty of time to bid out the job to a professional crew and/or decide to go another route.

Wayne Roberts reviewed the budget to date. The board consensus after his review is that the basic projections look good. The landscaping totals came in higher in some months because of tree removal and disposal. This was unexpected but necessary for the safety of homeowners and other pedestrians on the sidewalk on Cannon Drive. It was also noted that some other budgeted areas will be coming in lower due to projections and decisions being made by the board.

The new landscaping contracts were reviewed by Bill McClure. He brought the board up to speed on the fact that he had been in contact with the former landscape contractor, Pristine Landscaping. Bill reviewed with them our process of gathering bids/quotes. The board is pleased with current work being done by new landscaping contractor.

Brad Cunningham followed up with the city regarding our obligation to replace the aging Bradford pear trees on Cannon Drive. The city of Hurst explained that there is nothing specific in the city code requiring action on our part. It is city's opinion that those trees are ours to handle in whatever way the board decides. Bottom line; we are free to replace or not. There is no city requirement for replacing them. It is the consensus of the board that the pears are in good shape for now. We will continue to monitor their health. It will continue to be important that we take a proactive approach to their management as they age and to have specific instructions for trimming them seasonally to prolong their life. We will look long term at a budget for replacing 38 trees and are open to other options for making adjustments for fewer trees. The conservative estimate is that we have 5-7 years before we reach a critical point in the health and longevity of these trees.

Bill McClure gave a brief update on the security situation. At present, we haven't gotten the old cards back from Hurst PD. Bill has updated the cards to 32 gig cards and they are functioning as expected. We will need to budget appropriately for purchasing additional sd cards, and replacing the batteries more regularly. It is expected that the line item on the budget for security will go up. There is no specific data on how much it will go up at this time.

Cyndi White updated the board on the fact that a homeowner on Highview has been sent a notice about dead/dying trees in the front yard as 4/13/18. GloboLink sent notice to remove AND replace as per the requirements for landscaping outlines in the CC&Rs.

The board received an update from GloboLink on unpaid homeowner dues. There are 2 homeowners with unpaid dues as of the date of the meeting. One homeowner has paid the dues but not the late fees of \$15 per month plus interest totaling \$72. The board agreed to forgive those unpaid late fees and interest. The second homeowner has not paid the annual dues of \$300 (required to be paid in full by October 2017) or the late fees. There have been monthly communications to the homeowner about the fees being late but GloboLink has not received a response from the homeowner. What followed was a lengthy explanation by Cyndi on the process of placing a lien on the property and the fees involved. If a lien is to be filed then board approval is required. The cost of filing a lien is \$250 which would be transferred to the homeowner in default. With late fees, interest, lien filing costs and the original dues amount of \$300, the homeowner is looking at upwards of \$660 in unpaid dues and fines. The plan is to send a couple of board members to knock on the door and check in, and make an offer to accept a minimum of \$330. It is the preference of the board to make a neighborly gesture to collect the funds. Following the visit, if a financial settlement is not made by the homeowner, a lien will be filed on the property.

Brad Cunningham asked a question about whether or not our CC&Rs prohibit short term VRBO/AirBnB type rentals. It was Cyndi's opinion that it is entirely possible that the city property code may disallow an HOA from prohibiting this type of short term rental. The board will wait for confirmation on this. Cyndi reviewed with the board that the only way to amend the CC&Rs pursuant to the Texas rules is a 60% return on homeowner votes were we to put forth an amendment for the homeowners to review.

There was no other new business.

The proposed next board meeting will be held July 15, 2018 at :30 in the same Norwood location.

Annual homeowner meeting will be in October and the current board will have an executive session before that meeting.

At 7:17 Bill McClure moved to adjourn. It was seconded by Wayne Roberts.

Minutes compiled by Secretary Nancy Aspaas 4/16/18