

Seifert Creek Home Owner's Association
Meeting Minutes
March 8, 2016

Board Members Present: Vicki Snarr, President; Tammy Hickman, Vice President

Absent: Cindy VanBree, Secretary/Treasure

Home Owners Present: 23

Quorum: No

Motion for approval of 2015 Meeting minutes, seconded, all were in favor, and approved. (Budget was approved "as-is" or "less" with consideration of the wall improvement expenses.)

Review of Budgets for 2015 and 2016

It was discussed that landscaping expenses drive the budget each year. Christmas light investment and maintenance of street light sensor reviewed. It was noted that Ground Dynamics assisted and will continue to assist with holiday the decorations.

Questions posed regarding attorney fees on the budget and if they would be needed in 2016. Attorney fees relate to proposed landscaping changes in lot # 77, owned by Mike Jackson. Vicki brought the home owners up to speed on the results of the special meeting on this issue, March 31, 2015. Issue discussed concerned Jackson's lot buildable area overlapping landscape easement. Attendees at that time agreed to a one time contribution of fifty percent of excavation and retaining wall expense up to but not to exceed \$4000.00. Mr. Jackson intends to proceed with the excavation and retaining wall in 2016 so expenses pursuant to that will be budgeted for in 2016.

Vicki agreed to contact lawyer to finalize agreement paperwork securing this as a one-time expense regardless of who owns property.

Nature Trail

Budget question regarding the nature trail repair was asked by Craig Thomas. It was confirmed that the 2015 budget plan to repair entrance steps was moved to 2016 budget. Vicki questioned the safety of the trail considering possible dead or diseased ash trees. She spoke about a previous day where the neighbors did clean up of weeds, poison ivy, and debris on the trail. It was asked if anyone would move to have another trail clean up day, no motion was made.

Cleaning and Upgrade of Front Signs and Monuments

Presentation on front signage/monuments was given by Tom Pearson, member of Architectural Committee. Removal of soil and mulch at base is required and Vicki will contact the landscapers to do this. \$1800 is the cost of the necessary repairs to the monuments to keep them structurally sound.

Tom presented the different options of lettering for the entrance signs and explained the difference in the cast metal lettering compared to the vinyl lettering and the life span of each.

Motion brought to get additional quotes for the update of the monuments to insure we are getting the best price for quality work. Neighbors voted to proceed with repairs and new lettering. Dropping of the word "community" was discussed with most wanting it removed. (This should also save money on the letter cost.)

Annual Dues

It was announced that the board voted to increase the annual HOA dues to \$275 beginning in 2017 as allowed in the bylaws.

Garage Sale

Not much interest shown from the group about an annual garage sale but Sue Gamier and Kathy Pearson offered to help coordinate if anyone is interested.

Communication

Discussion occurred regarding whether or not to continue to use the website to communicate with home owners. A request for a volunteer to maintain the website was announced. Brian Owens stepped up and volunteered to update and maintain the website. Thanks to Brian for taking on this duty. Those in attendance felt like private information needs to be shared by homeowners on the website and Face Book can be used for general announcements.

Street Lights

Multiple nonworking street lights noted. By-laws state it is the home owner's responsibility to maintain the lights. Discussion occurred about possibly having a recommended electrician for neighbors to consult regarding street lights. The local firm of Akers Electric was recommended. Vicki, Sue, and Kathy Pearson volunteered to go door to door to discuss nonworking lights. Some neighbors have switched their lights to LED. Instructions will be posted on the website and/or the FaceBook page.

Dogs

Dogs are to be kept in fences, boundaries or on leashes. Owners are responsible for cleaning up after their pets. Complaints about pets roaming the neighborhood or injuring individuals should go directly to Animal Control.

Board positions

Open board positions announced. Sue Gahimer was elected as the next HOA President.

Woodbridge Lot for Sale

HOA dues will be collected as soon as it has sold.

Meeting adjourned at 8:25 pm.