

Seifert Creek HOA 2018 Annual Meeting Minutes

March 13, 2018

Board members present: Tracy Hickman, President; Darla Legan, Treasurer; Brian Owens, VP/Secretary

Homeowners present: 24

Quorum: Yes, bylaws require 1/3 homeowners for quorum

Meeting called to order at 7:00pm. Tammy Hickman introduced the board and welcomed new neighbors including the Beans, the Romines and the Maples

2017 meeting minutes were shared with the attendees and are also available on the website. Traci Dewitt made a motion to accept the minutes and Phil Hipskind seconded. Passed unanimously.

Reviewed the 2018 budget – keeping it at the same level as 2017, which was \$24650. Landscaping is still with Scott Deaton at Ground Dynamics. They have done a good job with no increase this year. The \$5000 in irrigation maintenance from last year was not spent because that money was set aside for when sidewalks were installed on Bitner Road. Since that will not be happening again this year, we'll continue to push this expense out and for 2018 the budget for irrigation maintenance was lowered to \$2000. We don't have any other anticipated maintenance for the irrigation system at this time. Also discussed adding \$3000 to the budget for a Property Management company expense. More about that later in the minutes. There were a few questions from residents about the expenditures and 2018 budget and all questions were answered. Cindy VanBree motioned to accept the finance report and Vicki Snarr seconded. Passed unanimously.

Tracy Hickman reported that she'd spoken with the town and they were not able to get a grant, so the sidewalks will not be installed in 2018.

Nature Trail is closed. The steps going down to the trail are in bad shape. Tammy is working with a couple of landscapers to determine if they could patch the stairs. Waiting for those quotes to come in. Doug Farnow stated that we shouldn't hang our "Trail Closed" signs as it will encourage people to visit the closed trail and it was agreed that we would not post the signs. Residents were asked to abide by the closure and asked to inform their neighbors or children who may use the trail. Vicki Snarr reported on the walk through with Dr. Drew from Bio-Greenscape, an arborist, last summer. She reported that we have almost 50 ash trees that are dying or are dead. There are also other hazards along the trail. There was some very good discussion about the value of the trail. The most compelling point was that most neighborhoods that advertise a nature trail have paved paths that were purpose built to be a nature trail. What we have is a path cut in the woods through a flood plain. Regarding tree removal, the goal would be to just get them on the ground and let nature do its thing. Feedback from Rawn Walley was that the town planning commission would like to see us have a walking trail. Mr. Farnow and Mrs Snarr both reported that there are a lot of trespassers around their pond who are accessing their property from the trail and are not from our neighborhood. The board agreed that we would get some quotes on the cost for step repair and tree removal and determine appropriate next steps. But for now, the trail will remain closed until further notice.

Sue Gahimer recommended that we should evaluate and review the liability insurance for the common area. The board agreed and will review with Travelers Insurance.

Tammy Hickman raised an issue asking for a variance to allow homes on the north side of the neighborhood boundary to be allowed to build an 8-10 foot fence to block the view of The Preserves. This would only be a fence on the perimeter of the neighborhood, not between residents properties. Many of the new houses are looking right onto their property. It was recommended that we go to the planning commission to get the minutes for the review of the Preserves. Tom P agreed that Architectural committee should review the plans for any resident that wants to build a fence. At this point, each resident would be responsible for the cost of their fence, however the material would need to be the same look and feel for all residents. Recommendation was made to send a letter to the Preserves stating our concerns about the lack of trees and the wall and the board agreed to pursue. Traci Dewitt asked that nobody cut through the backside of Eagle Trace to get to The Preserves. Even the property at the lift station is private property so there is no path between the neighborhoods.

Property Management company. Brian Owens reported that he had been investigating getting a property management company to handle collections, newsletters and covenant violations. Sue Gahimer provided an update on Elite and Brian reported on Omni. Both were comparably priced and in my test of their responsiveness, I found both to be very responsive to phone calls and email requests. Feedback from residents was that we should proceed with the management company. Motion made by Cindy V. to support the boards desire to hire a management company. Craig Thomas seconded. Passed unanimously.

Phil Hipskind suggested that we could consider a discount the HOA fees for the residents that serve on the board. It was a good suggestion and a nice offer because the board does do a lot of work throughout the year. However at this time, we're rather invest in a management company so that we can reduce our work and allow us to focus on the important things. Not billing or violations.

Based on our ability to gain a small surplus, the HOA fees will remain the same for 2019. Annual dues are \$350.

Doug Farnow asked whether a homeowner is allowed to work on other resident's street lights if they have been inoperable for an extended period. The board suggested that he work with the neighbor, however, violation letters will be sent out very shortly to those residents who have inoperable street lights. Tammy Hickman reported that she had J.R. Wortman (<http://www.jrwortman.com/>) work on their light and they did good work for a reasonable price.

Brian discussed the desire to have standard streetlights in the community. Current requirements are for 70W High Pressure Sodium bulbs. Some residents have switched to LED lights, which have a different color and intensity. New (replacement) poles are shipping as LED lights now. The board strongly encourages residents to keep their Sodium bulbs for now and we're investigating the option of switching all lights to LED. The problem currently is that there is no equivalent LED light that matches the sodium color or intensity. So for consistency, we should all switch at the same time. So if possible, please switch back to Sodium, it's in the covenants. If you can't, the please provide an LED Corn bulb that puts out at least 6000 Lumens

Trees: Brian reminded the residents that the neighborhood is about 25 years old and we need to maintain the trees on our property. Some are growing over the sidewalks and some are dying. Also reminded everyone that the covenants require 2 trees in each front yard; 1 flowering tree and 1 evergreen.

Brian reported that we'll get quotes for painting the common area light poles and sign posts. We'll update the website and facebook page for any resident who wants to have their light pole or mailbox painted for a fee.

Garage sale: June 22 was selected for the garage sale and we hope that Mrs. Crim would help organize it again.

Nominations were opened for a seat on the Architectural board to replace Alan Edon. Mike Jackson volunteered. Cindy V. made motion to accept, Jean Thomas seconded. Passed unanimously

Nominations were opened for a seat on the HOA board as Tammy Hickman was rolling off after 3 years of service. Joe Lee volunteered. Vicki S made motion to accept and Laura Hipskind seconded. Passed unanimously

Special thanks to Tammy H and Alan for their years of service to the community.

Vicki Snarr reported that the Christmas lights this year were not working well. Many were out and it just made us look bad. Darla will work with Ground Dynamics to make sure the timers are set correctly when they install decorations next year. Vicky Snarr, Sue Gahimer and Janice Walley volunteered to be on the Christmas decorations committee to make sure that the front of the neighborhood is decorated in a delightful and festive fashion.

Kathy Pearson reported that the Builder requirements documents are not posted on the website. She stated that she would provide them to Brian O to post on the website.

Meeting adjourned at 8pm sharp

Respectfully submitted

Brian Owens

PS: this was a really productive meeting with lots of very good discussion. Thanks to all the residents that participated. We truly appreciate your support and are very glad to be a part of this community.