

Gardens of Oak Hollow Board Meeting

Brook Hollow Public Library

October 3, 2022

1. Suzanne mentioned that Alice McKinney has resigned from handling our sprinkler maintenance. She has done a really good job with our sprinklers for many years and she will be sorely missed. We also appreciate her many years of service to the gardens. Are there any suggestions about a replacement for this very important position?
2. Suzanne stated she spoke with our attorney about the issues we wanted to change in our covenants and he unfortunately he shot them all down for various reasons.
 - a. As for the issue of changing the covenants to say that all new residents will have mandatory dues and all current residents would be grandfathered on this issue and would not have mandatory dues. The attorney said the grandfathering provision won't work. All the residents have to be one way or the other. Also he doesn't see us getting the votes needed to change the covenants to impose mandatory dues on all residents and neither does Suzanne.
 - b. As far as voting on trash cans he advised against it because trash cans are a very difficult problem to enforce. A resident can put up their trash cans for one evening and "cure" their lack of compliance. The next time they leave their cans out it starts over as a new violation. If we are going to try to tackle this issue I suggest we put a form letter on residents doors if their trash cans are not kept out of sight including in the alley. We would need to follow our current covenants on this issue. This means no trash cans in the alleys.
 - c. On the issue of residents using the commons as permanent parking the attorney gave me different information this time than he did a couple of months ago. He said we cannot enforce towing in our commons because the commons are owned by the city.

Suzanne's suggestions were :

- Put in newsletter again.
- Place a form letter on cars in violation

The board approved these actions.

3. Suzanne asked if we going to have a fall fling? If so we need to do it in October she stated. We are behind because we didn't make quorum at our last meeting in August. We decided to have a fling with out food. A mini-fling. Our spring fling will have more time to be planned and will be a normal fling, with food.
4. Zane has suggested we trim some of the trees on the Enfield West commons. We are going to get a quote from Ever Chicas.
5. Gordon has worked with Denton Construction regarding the maintenance of the ditch behind our community. Since they are the legal owners he was able to get a commitment from them to take responsibility for the ditch which will save us money every year. Great job Gordon!!
6. Suzanne mentioned a current problem we recently have had with residents spending money or doing major work on our commons without prior board approval and then expecting the board to pay. The HOA will not pay for any expenses that are not approved by the board in advance. Also any major work on the commons must also be pre-approved by the board. This board agreed.
7. We discussed that we will have an ongoing issue with taking care of our commons in the future. If we have another hot dry year we will need people to volunteer to hand water their commons. As everything continues to get more expensive we will need donations of time and money from residents or a dues increase. Suzanne suggested she would really like to see us use the first option rather than increase dues.
8. Our 8-1-22 board meeting was canceled because we did not have a quorum present. It is important that we all show up to the meetings as often as possible. It is also important for you to let Donna or me know if you can't make the meeting. Otherwise a few of us show up and find out we have wasted our time.
9. Should we set up our next meeting date in two months on December 5th or wait until January 9th? Zane suggested we have a December 5th meeting and the board approved.