

Gardens of Oak Hollow HOA Board Meeting Minutes - July 10, 2023

I. Meeting Details July 10th at 6 pm at Judy Hinnant's home.

II. Roll Call:

Present: Suzanne Shive / Bart Baker / Zane Chalfant / Barry Christy / Judy Hinnant / Terry Hill / Janell Edwards / Gordon Chace / Paul Medlin / Villette Heimer / Frances Menjivar / Carita DeVilbiss Not Present: / Lynn Gilbert

III. Call to Order President Suzanne Shive called the meeting to order and provided copies of the meeting agenda. She noted that she had asked members of the Design Review Committee to attend since we intended to discuss items of interest to the D&R Committee.

IV. Old Business

- President Suzanne Shive reported that our attorney, Tom Newton, had contacted the City of SA after they sent a letter trying to make us responsible for the land alongside Jones Maltzberger Road (J-M Rd). The city backed down, and we should not be performing any maintenance along J-M Rd except for mowing and picking up trash. Vice President Bart Baker added that it is the city's position that the abutting property owners are responsible for maintenance of the area along J-M Rd.
- Treasurer Zane Chalfant reported that collection of dues was proceeding as expected. There are 5 residents that have not paid their dues (one deceased). Donations in excess of dues have been received and is equal to the unpaid dues of 3 members. A legal fund has not been officially started, but the contributions received will be used to pay both routine Garden bills and any legal fees we may incur.
- Last meeting, it was decided to document all covenant violations against Article VI, Section 9 . The board found that there are 24 residents with at least one violation. The board agreed to send out a letter to all residents to make them aware that the board was in process of identifying violations and would be asking that these violations be addressed. Subsequent to this first letter, individual letters will be sent to each resident that had been identified by the board as having specific violations. The Board also asked Carita DeVilbiss to include a reminder of the requirement in the monthly newsletter. A question regarding trash cans was raised and Suzanne shared that our attorney has stated that it is difficult to govern trash cans.

- President Suzanne Shive provided a copy of an Attorney/Client Contract to the Secretary, Barry Christy, for filing in the Board records. The contract shows that the Board retains the Attorney to provide legal advice and services (on a task-by-task basis) in connection with the HOA. The contract included a "Collections Flat Fee Schedule".

V. New Business

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- President Suzanne Shive asked members to send items they would like to discuss to her at least a week prior to a scheduled meeting so she could get it added to the agenda. She also reminded members to not place flyers, letters, etc. in home owners' mail boxes, as that is against the law.
- President Suzanne Shive reported that Rocky Pena had resigned from the Design Review Committee (DRC) and she was looking for a replacement. She also reminded the DRC members that she had asked for copies of all applications to be sent to her (could be via photo and text).
- Denton Development, who owns the ditch along our back alley, has threatened to dedicate the ditch to the GoOH. The board agreed that we don't want this additional expense or responsibility. Suzanne reported that she had contacted our attorney, who will research this issue for us. The board agreed to not mow or maintain until resolved.

VI. Future Agenda Items

- President Suzanne Shive suggested we may need to establish a committee to review potential updates to the Covenant Restrictions and Design Guidelines as there are numerous items that may no longer be relevant to the community.

VII. Adjournment

Next Board meeting was scheduled for September 11th at 6 pm at Judy Hinnant's home. Meeting was adjourned.

Barry Christy, Secretary