

## GoOH HOA Board Meeting Minutes – 11 Sept, 2023

**I. Meeting Details** Sep 11<sup>th</sup>, 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 / 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.

### **IV. Old Business**

- Denton Development, who owns the ditch along our back alley, had threatened to dedicate the ditch to the GoOH. The board had agreed that we don't want this additional expense or responsibility. The board had agreed to not mow or maintain until resolved. Suzanne reported at this meeting that she had contacted our attorney, who stated that we do not have to accept dedicated land.
- Treasurer Zane Chalfant reported that there was no update regarding the collection of dues. He had previously reported that 1) there are 5 residents that have not paid their dues (one deceased). 2) Donations in excess of dues have been received and is equal to the unpaid dues of 3 members. 3) 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.
- At the May 1st meeting, it was decided to document all covenant violations against Article VI, Section 9 . At the July 10<sup>th</sup> meeting the board found that there are 24 residents with at least one violation and 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. At this meeting, Suzanne reported that she had heard from 3 residents after they had received the letter. They all were letting her know that they were intending to comply. The board agreed that Gordon Chace and Barry Christy would prepare the 24 violation letters to send to the residents cited by the committee previously sanctioned to inspect each property and report any violations to the board. These letters were due to be completed by 22 Sep 2023.
- The board scheduled the Fall Fling to be held from 4 to 6PM, Sunday, Oct. 22<sup>nd</sup>, on the Shadow Park South Commons.

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### V. New Business

- President Suzanne Shive reported that Rocky Pena and the Medlins have agreed to mow the commons on Shadow Park North on the week that the contractors do not mow. The Medlins did not agree to hand-water the commons, and it is not known if Rocky will commit to watering. Bart Baker reported that the automated drip watering system is now working properly on those commons.
- President Suzanne Shive had previously reported that Rocky Pena had resigned from the Design Review Committee (DRC). She also had reminded the DRC members that she had asked for copies of all applications to be sent to her (could be via photo and text). She reported at this meeting that Bob Hearon is our new DRC member and that she had briefly talked to him about the duties and procedures.
- Vice President Bart Baker provided board members with copies of communications with the city on the regarding the maintenance of the area along Jones Maltsberger Road, and copies of the city code 29-11, which assigns such responsibilities. He then presented a detailed, pictorial account of the history of his personal on-going discussions with the city regarding the maintenance of the area. His efforts have resulted in the city providing much needed maintenance on numerous occasions over the past several years. He reminded the board, however, that it is still the city's position that the abutting property owners are responsible for maintenance of the area along J-M Rd.
- Vice President Bart Baker then asked that the board vote on the feasibility of entertaining a proposal to replace the grass on the Entrance Commons with artificial turf. He explained some of the maintenance cost benefits that could be achieved with this change, while still enjoying the current look and feel of the island. The board could not agree, citing the need for more information regarding the quality and costs in order to entertain such a proposal.
- Vice President Bart Baker asked the board to address the practice of blowing leaves from resident property into the street. These leaves are subsequently redistributed by vehicular traffic in front of, or onto, other residences or onto the commons. The Board asked Carita DeVilbiss to include a reminder of the requirement to dispose of the leaves from your property in the monthly newsletter.

### VI. Future Agenda Items

- 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 November 6th at 6 pm at Judy Hinnant's home. Meeting was adjourned.

Barry Christy, Secretary