

## GoOH HOA Board Meeting Minutes – 8 Jan, 2024

**I. Meeting Details:** Jan 8<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 / Gordon Chace / Frances Menjivar / Carita DeVilbiss

**Not Present:** Lynn Gilbert / Janell Edwards

**III. Call to Order** President Suzanne Shive called the meeting to order and provided copies of the meeting agenda.

### **IV. Old Business**

- At the May 1st meeting, it was decided to document all covenant violations against Article VI, Section 9. Twenty-five individual violation notification letters were completed and mailed on 22 Sep 2023. At the November meeting, Suzanne reported that 15 of the 25 letter recipients had positively responded to the letter intending to address the noted violations. Suzanne had further reported that there were 11 properties that had not yet responded to the letter and needed to have a 2<sup>nd</sup> letter sent to them. At this January meeting, Suzanne reported that she had only heard from one resident regarding the 2nd letter and it was negative in nature.

### **V. New Business**

- President Suzanne Shive stated that we needed to set up a nominating committee for the March election, since it was required. We need to find a nominee for treasurer. Every dues-paying HOA member should be encouraged to run for any of the executive positions. Janell and Zane were appointed to identify nominees and report them to Suzanne and Gordon by Feb 23<sup>rd</sup>.
- A committee was appointed to review the Design Review Guidelines for any needed updates for board approval. Bart, Bob Hearon, and Suzanne are committee members.
- A committee was appointed to review the Covenants and Restrictions for any needed updates for board approval. Bart, Gordon, and Suzanne are committee members.
- A committee was appointed to research options for replacing the grass on the entrance commons to artificial turf. Bart, Frances, and Judy are committee members.
- A discussion was held regarding the amount of the increase in annual dues to become effective April, 2024. Treasurer, Zane Chalfant, provided the board with a comparative listing of association costs from 2022 and 2023, showing the percentage increase or decrease. He recommended a \$25 increase in dues, which was approved by the board. The residents will vote on raising the dues at the annual meeting below.
- The annual open meeting for all residents was scheduled for March 26th, 6 pm at the Brook Hollow Library. Gordon will be preparing the ballot that will include voting for executive directors and the scheduled update in dues from \$150 to \$175. Zane will conduct the voting. Bart will reserve the meeting room.
- A new board policy was approved to require voting by all interested HOA members on any discretionary expenditure by the board greater than \$1500.
- The Spring Fling was scheduled for April 28<sup>th</sup> in Shadow Park South. Event will be hosted by Gordon and Mary Jane Medlin.

### **VI. Future Agenda Items**

- A discussion was held on homeowner's insurance renewals regarding our roofs.

### **VII. Adjournment**

Next Board meeting was scheduled for March 4th, 6 pm at Judy's. Meeting was adjourned.

Barry Christy, Secretary