

GoOH HOA Board Meeting Minutes – 4 March, 2024

I. Meeting Details: March 4th, 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 / Carita DeVilbiss / Janell Edwards

Not Present: Lynn Gilbert / Frances Menjivar

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

IV. Old Business

- At the Jan 8th meeting, President Suzanne Shive set up a nominating committee for the March election. We needed to find a nominee for treasurer. Zane reported that if Gordon was nominated by Write-In vote to be the new treasurer he would assist Gordon throughout the entire upcoming year.
- At the Jan 8th meeting, 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. No update was reported.
- At the Jan 8th meeting, a committee was appointed to review the Covenants and Restrictions for any needed updates for board approval. Bart, Gordon, and Suzanne are committee members. No update was reported.
- At the Jan 8th meeting, 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. Bart reported that he received a quote for \$22,000 to install any of the several grades of turf that are available. He also reported that there will still be maintenance costs associated with artificial turf. The committee will continue to investigate other alternatives such as pavers, ornamental concrete, etc. Zane reminded us that our water expenses continue to rise each year and the cost of meters alone is \$864 per year. (We have 6 water meters at approximately \$12 per meter, per month. That's $\$12 \times 6 = \72 . Then $\$72 \times 12 \text{ months} = \864 .)
- At the Jan 8th meeting, 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.
 - Gordon provided a draft copy of the ballot. The board agreed to have the ballot published in the upcoming Gardens Newsletter. Ballots will also be distributed to all homeowners prior to the March 26th annual meeting.
 - Bart reported that the library has been reserved, but cautioned that it will be opened promptly at 6PM and we will need to be out before 7:30PM.
 - Gordon and Judy will post signage at the front commons informing all residents of the meeting.
- At the Jan 8th meeting, a new board policy was approved to require voting by all interested HOA members on any discretionary expenditure by the board greater than \$1500. Suzanne provided a draft of this policy to be included on this year's ballot. The board approved the draft and Gordon will include on the ballot.
- At the Jan 8th meeting, the Spring Fling was scheduled for April 28th in Shadow Park South. Event will be hosted by Gordon and Mary Jane Medlin.

V. New Business

- VP Bart Baker asked that the board approve the expense (\$20 to \$30 per common) to fertilize the common areas. Volunteers will be asked to apply the fertilizer and hand water, if needed. The board approved.
- VP Bart Baker reported that all of the commons automated watering systems are fully functional at a cost of \$850 to repair. (Kudos to Tim Cutts for managing these repairs!) Leaks in the underground systems were repaired, but were the result of excessive city-supplied water pressure to the systems. He highly recommended that we install 4 water pressure regulators, at a cost of \$700 total, to ensure we don't experience additional leaks in the future. The board approved this expenditure.

(Next Page)

GoOH HOA Board Meeting Minutes – 4 March, 2024

- VP Bart Baker asked that the board approve the expense (\$100 to \$150) to treat the entrance and Enfield East common areas for grub infestation. The board approved this expenditure.
- Zane reported that Sandy Chappellie, at 1802 Shadow Park South, had asked him to have the board address the ongoing problem of a neighbor's dog constantly barking. The neighbor is not a Gardens resident, but his back yard abuts the Jere Hamilton drainage ditch. She has exhausted her resources and the problem persists. Janell confirmed the enormity of the barking and Bart volunteered to draft a letter to the home owner asking him to address the issue.

VI. Future Agenda Items

- VP Bart Baker reported several concerns he has regarding the Gardens that should be addressed in the future:
 - Most insurance companies are now increasing deductibles for older roofs, regardless of their composition.
 - Because the 5-ft building (including fences) setback from the alleys has not been enforced over the years, properties are at risk of excess damage in the event of a fire as the fire trucks cannot access some alleys. Bart reminded the board that the 5-ft setback was originally mandated by the city, not the developer.
 - There are only 3 fire hydrants for the 81 properties. These hydrants are on streets and not in any alleys, where most of our garages are located. This poses additional risks for residents.
 - CPS had affected a "temporary" repair of the 220V service to several homes. To date, the temporary repair is still present and has not been made permanent. Evidence in alley behind Jim Pena and Keith & Terry Hill's homes.

VII. Adjournment

Next Board meeting (annual meeting for all residents) was scheduled for March 26th, 6 pm at the Brook Hollow Library. Meeting was adjourned.

Barry Christy, Secretary