

Gardens of Oak Hollow Meeting Minutes

Annual General Meeting March 26, 2024

1. Welcome HOA Members

- a. The annual open meeting for all residents was held March 26th, 6 pm at the Brook Hollow Library.
- b. President Suzanne Shive welcomed all attendees.

2. Finances - Incumbent treasurer, Zane Chalfant, discussed the finances from the past year including the justification for voting to increase the dues from \$150/year to \$175/year.

- a. It has been 4 years since our last increase in annual dues.
- b. Due to some heavy expenses late in the year relating to sprinkler system maintenance, we closed the year out with a \$68.52 deficit. While we had a deficit, the number would have been greater had it not been for the extra \$660 we received in equivalent donations. There were 5 residents who were unable or unwilling to participate in the dues drive.
- c. Zane then explained that the \$25 per year increase in dues would provide an additional \$1,900 to \$2,025 to our annual cash balance, depending on the number of residents who participate in the upcoming dues drive. Although the increase should give us a cash surplus next year, we must consider that we need to dedicate funds to solving the common area expense problem, which historically consumes the majority of our annual budget, consuming 72% of our budget this past year. (See attached "Financial Report for the Year April 2023 through March 2024).

3. Election of Gardens of Oak Hollow HOA Executive Officers, Dues Increase, and New Board Spending Procedure

- a. Gordon Chace prepared the ballot in advance of this meeting that included voting for executive directors, and approvals of the scheduled update in dues from \$150 to \$175, and the new HOA Board policy to require voting by all authorized HOA members on any discretionary expenditure by the board greater than \$1500. The ballots had been distributed to all homeowners prior to the March 26th annual meeting, but copies were available to residents that needed one (Note: one vote per household).
- b. Incumbent treasurer, Zane Chalfant, tallied the 48 ballots that were tendered at the meeting and reported the following results:
 - i. President – 33 votes for Suzanne Shive, 14 votes for Blaine Adams
 - ii. Vice President -- 42 votes for Bart Baker, 2 votes for Barry Christy, 2 votes for Paul Medlin
 - iii. Treasurer – 23 votes for Gordon Chace, 3 votes for Zane Chalfant, 1 vote for Mike Acquisto
 - iv. Secretary – 40 votes for Barry Christy, 2 votes for Gordon Chace
 - v. Annual Dues – 36 "Yes" Votes, 5 "No" votes, and 1 vote to increase dues to \$175
 - vi. New Spending procedure – 41 "Yes" votes and 5 "No" votes.

4. Open Floor Discussions – Note: Discussions occurred both prior and subsequent to the election.

- a. Russell Moody thanked the HOA Board for doing an excellent job for the community and he volunteered to be a member of the Design Review Committee. The president accepted his offer.

- b. Jim Pena stated that 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. VP Bart Baker had raised this issue at the last board meeting.
- c. It was asked if dues could be paid electronically. Zane responded that they can be paid using ZELLE, but he prefers a check, since it is only paid once/year.
- d. Russell Moody asked if we could appoint a “Beautification Committee” to address keeping the commons attractive while reducing the maintenance costs. The president agreed with the proposal and Blaine Adams, Roberts Suggs, and Mike Acquisto volunteered and were appointed.
- e. It was asked if we could have more than 1 general meeting per year, or conduct open board meetings. President Suzanne Shive responded that the board would consider semi-annual general meetings, but open board meetings tended to be counter-productive to completing the business required of the board.
- f. It was asked if the board was doing anything to reduce the costs of the maintenance of the commons. The president responded that a committee had already been established by the board to address that concern. VP Bart Baker shared some of the options being investigated, such as artificial turf, pavers, stamped concrete, etc.
 - i. It was asked if the committee above had consulted with SAWS regarding reducing water consumption. VP Bart Baker responded “No”, since SAWS Notice 1-5 all involved shutting the water off. He further reminded us that the landscaper’s cost had not increased in the last 10 years.
 - ii. It was asked if the committee above had considered xeriscape and/or zeroscape? VP Bart Baker replied that had been done in the past on the Enfield East Common with poor results. He also reminded residents of the need to hand water the commons due to the once/week automated water restrictions.
 - iii. It was asked if we had considered converting only one common area per year to keep conversion costs down. The VP replied that that was the strategy being considered, but reminded all that the cost of artificial turf for only one common was around \$22,000.
- g. It was asked if we could enforce the paying of dues. The answer from the board was “No”, that the dues/HOA membership is not mandatory. The same resident asked if the non-paying residents were all renters, and Secretary Zane Chalfant said, “No”.

Respectfully Submitted,

Barry Christy, Secretary