

## Old Sweetbriar Farm Homeowners Association

### General Meeting – 6/10/2021 – 7-9 PM

**Attendees:** OSFHA Board Members, and Homeowners

**Location:** On line Zoom meeting.

**Type of Meeting:** Board Meeting (held on the 2<sup>nd</sup> Thursday of the month)

**Board Members:** Gian Paolo Mammone, President (1/2021 – 1/2024); Amy Campbell, Vice President (1/2021 – 1/2024); John Peterson, Secretary (1/2020 – 1/2023); Tina Taplin (1/2020 – 1/2023); Lonnie Henry (1/2019 -1/2022); Kathy Pattison (1/2020 – 1/2023); Kris Ann Washington (1/2019 – 1/2022); Two Open Position (1/2021 – 1/2024).

**Absent:** Gian Paolo

**Meeting Called to Order**

Amy Campbell, Vice President

Verified quorum and surveyed board members for additional discussion points to be added. Amy welcomed the homeowners who joined us on line, and explained the Zoom protocols.

We reviewed last months' meeting minutes and approved them. The Board thanked Kris Ann for taking the May Board minutes.

#### **Community Association Partners (Kim Adolf)**

All CAP business was conducted via Zoom, in accordance with CAP's Corona Virus protocol.

Kim presented the May financial report, and noted that we are \$6800 under budget for the year. Operating Account: \$75,235 and Reserve Account: \$75,221. After some discussion, the financial report was approved by the Board.

**Collections:** After May's payment demand letters, CAP noted that there are now only 2 homeowners who are still delinquent on their 2021 HOA dues assessment. Those 2 accounts will be turned over to our attorney for collections. Kim noted that there are still 11 past due HOA dues accounts currently in collections. There is one homeowner currently on a payment plan. Further actions will be discussed at the July meeting.

**Community Violations:** The Board reviewed the following:

3770 SE Pelton Ave: The homeowner is deceased and there are no known heirs. It has been boarded up to keep squatters out, and the Board members and neighbors will keep an eye on it. The property will go into probate for future disposition.

3860 SE Clark Ct: Trailer parking offense has been incurring monthly fines and the homeowners still refuse to move it. It appears that the monthly fines are cheaper than paying for a storage site. The Board discussed increasing the fine amount in the future or taking legal action against them.

3155 SE Evans: The illegally parked utility trailer has been removed.

**ACC Requests:** The Board discussed 3 ACC requests.

3601 SE Stott Ct: The homeowner wants to repaint their home using existing colors. This was approved.

4041 Lenore Cr: Home repainting was approved.

3880 SE Pelton Ave: Home repainting was approved.

### **Association Business**

Reserve Study Proposals: The Board reviewed three proposals and chose a 3 year contract with Certa Building Solutions. This is a considerable savings over the other bids.

Community Fun Committee Update: There was discussion about the upcoming end to the Pandemic restrictions and scheduling some fun events in the future. It was also suggested that an in person welcome committee could greet new homeowners.

### **Open Forum**

Homeowners expressed concerns about the downed trees and brush overgrowth on Tract D. Kim will have our landscapers address these issues if they are not in the environmentally protect areas near the creek. Also, the tall grass in the large field will be addressed.

Another homeowner was listening in for informational updates and was invited to join the Board to fill our open position.

Kim reported to the Board that she will be changing her roll with CAP and no longer will be our representative. She will introduce her replacement to the Board at the next meeting. Our new representative will be Quantae Cole, nickname "Q".

The varying demographic of our neighborhood was noted and the fact that there is a small turn-over rate of homeowners.

It was also noted that our monthly Board meetings will need to be conducted in person once the pandemic restrictions are lifted.

**Call Meeting to Close**

Amy Campbell, Board Vice President

Next meeting: Thursday July 14, 2021.