**Old Sweetbriar Farm Homeowners Association**

**General Meeting – 11/10/2021 – 7-9 PM**

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

**Location:** On line Zoom meeting.

**Type of Meeting:** Board Meeting (held on the 2nd Thursday of the month) (Held a day early due to Veterans Day holiday.)

**Board Members:** *Open*, 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:** Kathy

**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.

**Community Association Partners (Jenna Keltz)**

Jenna presented the October financial report. There were still questions about the unusually large water bill. Jenna will research the issue and get back to us. There is still an outstanding balance of $5633 for the year of unpaid HOA dues. Most accounts have been submitted to the collection process.

**Collections:** One homeowner, after being served with a General Default Judgement for $3289.24, has requested a payment plan of $100 per month. She claimed that she never received any HOA requests for payment, even though it would take years to amass a default balance that high. With much discussion, the Board recommended that our attorney counter with a request for a $250 per month payment plan. If this proposal is not accepted, we will be force to proceed with a lien on her property.

**Community Violations:** The Board discussed 5 ongoing violations and instructed Jenna to proceed with the fines process, if not corrected. The Board also requested to be kept informed of the progress and any fines imposed.

CAP received two “fines waiver” requests from homeowners who claimed they never received a notice for the 2021 HOA dues. After some discussion, the Board declined to waive the fees if CAP could provide proof that Annual HOA Assessment Dues requests were mailed. Jenna will investigate.

The Board accepted the bid from Sierra Northwest of $575 for the tree removal on the corner of SE Stark St and SE Evans. It was also determined that the other tree removal plan was not needed, as the trees in question were not dead.

**ACC Requests:** The Board discussed 2 ACC requests, and all requests were approved:

 3380 SE Clark Ct. – Solar Panels.

810 & 820 SE Sweetbriar Ln. – Tree removal.

**Association Business**

Community Fun Committee Update. Kris Ann proposed that her committee wait until after the upcoming holidays to plan some activities.

2022 Budget Draft Review – Amy and Jenna reviewed the Budget and explained all the line items. A couple of corrections were noted and the Board voted to approve the Draft after the corrections were made.

**Open Forum**

2 homeowners joined the meeting and one was just listening and had no questions. The other asked where he could get an ACC Request Form. Amy informed him that all our HOA forms are available on the official HOA website. He also praised the Board for their participation and expressed pride in our neighborhood. We invited him to join the Board and he will consider it.

**Call Meeting to Close** Amy Campbell, Vice President

Next meeting: Thursday December 9, 2021.