

Aug 21, 2024 | [HOA special meeting](#)

Board Members present: Justin Morgan; Perry Friend; Randy Cole; Matt Whited; Scott Baldwin
Number of homeowners present: 24

Agenda

- Introductions
- Street Maintenance Plan
 - Justin Reported on the current status of the streets in the separate phases.
 - Phase 1 was initiated as Private and this cannot be changed. The only option is private maintenance.
 - The other sections of the neighborhood are Public roads and are currently maintained Privately. The board's plan is to turn these roads over to public maintenance in order to save the HOA money in the long run.
 - Homeowners at the meeting were universally supportive of this, with no dissension noted.
 - Plan for turning maintenance over to the county for the Public streets.
 - Homeowners on each street must universally agree to this change and sign the appropriate form
 - A quote can then be obtained for the cost of any current maintenance needed. Homeowners will then be charged this amount on their tax bill spread over the next 10 years.
 - The roads will be publicly maintained in perpetuity after this is complete.
- Private gate discussion
 - Justin presented the idea of a gate in section 1.
 - This gate would be privately funded by homeowners in section 1 and the HOA will have no responsibility for its maintenance or installation.
 - The gate code would be shared with all homeowners so that homeowners from other sections can drive to the gazebo and access the common area easily.
 - This gate would have high potential to deter trespassers, which has been a major issue this summer.
- Trespassing Agreement
 - We have the goal of preventing trespassing on people's property and avoiding the need to call the sheriff's office to remove trespassers.
 - We also wish to avoid having to approach the children of homeowners or their friends that are visiting.
 - The Board proposed the rule that guests must be accompanied by homeowners. This would alleviate the need to remove unaccompanied guests and allow us to differentiate between guests and those who are trespassing and claim to be guests.
 - There was some discussion about having some type of indicator of residency, especially for children of homeowners. This would be a challenging administratively, but the board agreed to revisit this potential solution if the children of homeowners feel they are being too frequently approached by other homeowners due to suspicion of trespassing.
- Updated fine hearing process
 - The board presented the plan to reduce the number of letters sent prior to calling for a hearing and issuing fines.

- Current protocol is two letters prior to calling for a hearing.
 - New protocol will reduce this to one letter prior to a hearing letter.
 - This will reduce the time between
- Balance Sheet review/questions
- Update on changing covenants
 - Discussed the requirements (90% of homeowners agreeing to specified change) to change covenants
 - Discussion of covenants that would be best to target, based primarily on comments from those attending the meeting, supplemented with the few survey submissions.
 - Discussion of covenants to target
 - Homeowners noted a desire to be able to park their boats temporarily when in use.
 - 72 hours was floated as an agreeable amount of time. Other potential requirements were: up to date tags; an interval in order to prevent abuse (e.g. 72 hours per 2 week period).
 - Homeowners noted a desire to remove the weight restrictions on dogs and change that to a numerical limit. Homeowners seemed to feel 4 was a reasonable number
 - A supplemental change to prohibit kennels, using the legal definition, was also discussed.
 - It was noted that several homeowners considered not moving to Autumn Lakes due to this specific covenant.
 - Homeowners noted a desire to change the restriction on parking vehicles in their driveway. It was noted that some homeowners have more drivers than garage parking spots as their children reach driving age.
 - From the survey, an addition to this edit was suggested to include that the vehicles be “operational and owned by the homeowner”
 - An additional suggestion was to prohibit parking on non-improved spots
 - The final item discussed was a change allowing garage doors in approved outbuildings to face the road.
- Additional discussion
 - Issues with drainage and ditch that abuts several properties
 - Notice of leaning tree that interferes with walking on common area
 - Discussion of neighborhood gathering to get to know each other