

## **Dudley's Grant HOA Minutes**

### **Board Meeting Feb. 21, 2013**

Present: Daniel Hollowell, Mat Clark, Larry Foster, Joe Searles, Cody Smith. Lula Tucker

Also present: Donald Heath, Cheryl Smith      Absent: Erin Burton, and Jorge Mori has resigned

#### **New Business**

1. Minutes were accepted.
2. New Officers: President-Daniel, Vice-President- Joe, Secretary- Lula (with Larry as backup)

#### **Old Business**

1. Speed limit was discussed. We talked about how to slow people down. Larry has inquired about a speed electronic sign. We might be getting one.
2. We discussed the loop in front of Treetop Villas. Lori said she would check with the attorney.
3. Power washing was discussed. In March when walk through is done, spots that need it will be noted. Lori said she will find out how many units are rentals.
4. We discussed painting of shutters. Residents may paint, but the color must be the same, and work must be done by the owners.
5. The issue of the tied up dogs is no longer an issue.
6. Quarterly newsletter was discussed as a good way to get information to all residents. We decided the topics and who will provide the written parts.

NEXT MEETING WILL BE APRIL 11th AT 7:00.

AUGUST 8, 2013 Dudley's Grant Homeowner's Association Board Minutes

Present: Joe Searles, Larry Foster, Michelle Johnson, Codi Smith, Kiki , Lula Tucker

Also present: Sheryl Smith, Donald Heath

Absent: Erin Burton, Matt Clark

- I. The meeting was called to order by Joe.
- II. Attendance was noted by the secretary. We need another vice-president.
- III. Old Business
  - A. The minutes of June 6 were reviewed and approved.
  - B. We discussed location of water shut offs. Should be in coat closets.
  - C. We discussed heat pump damage by landscapers who say the damage was already done. Larry showed photos. Michelle said she would info in newsletter.
  - D. The retaining wall still needs to have dirt replaced. The wall also has not been properly repaired after the wreck that caused the damage. We agreed to close the work order.
  - E. DOT will send someone to study the situation at the turnabout. Joe will write up a description of the situation.
  - F. We discussed the hedges being too tall.
- IV. New business
  - A. We discussed the delinquents. [REDACTED] is now owned by the bank. We agreed to write it off. The bank will pay when the unit is sold. We send a letter after 90 days. Then we turn it over to a lawyer who cost \$75. Then the lawyer deals with the problem. The lawyer lets us know when it is all paid up. Kiki handles the demand letters which are sent out on the 21<sup>st</sup> of the month.
  - B. Work Orders were discussed. The parking lot line painting, etc. are hard to get resolved because of being small jobs. The flooding problem at 4235A is being evaluated. John Ankney has been told he is responsible for repairing the leak at 4175c and we agreed to that. There will be an inspection on August 9. The grass is okay and we don't have to put in more sod. Rocky will take a look at the tree that is hanging over.
  - C. We agreed to pass on information about fire extinguishers in the newsletter.
  - D. We will identify places that need pressure washing.
  - E. Newsletters will go out the second week in September.
  - F. Codi agreed to be our Vice President.

Adjournment

NEXT MEETING WILL BE OCTOBER 3, 2013.

OK

**Dudley's Grant HOA Minutes**

**Board Meeting on Oct. 3, 2013**

- I. Meeting called to order by Joe Searles, President
- II. Quorum established  
Present: Joe Searles, Matt Clark, Larry Foster, Lula Tucker  
Also present: Michelle Johnson, KeKe Bourbeau, Rocky Russell, and Donald Heath  
Absent: Erin Burton, Codi and Sheryl Smith
- III. Old Business
  - A. Minutes were reviewed and approved.
  - B. Items for review
    - 1. Bids for parking lot repair- We discussed and agreed to pay Aspect Solutions, who gave the lowest bid, to make the repairs.
    - 2. Bids for pressure washing- We discussed and agreed to have the lowest bidder do the washing of areas that need washing.
- IV. New Business
  - A. Speed limit signs- Rocky will check with the city about what can be done about speeders. Rocky has a form to tag a car that is illegally parked. The car will be towed 2 days later. Take photo and email it to Michelle.
  - B. Newsletter- We looked at a sample that Michelle is working on. We discussed the most efficient way to distribute the newsletter. By Larry?
  - C. Update on yield signs at intersection- Treetops should be included in getting the signs. Joe and Michelle will write descriptions about why we need the signs. The information will go to Woody Jarvis.
  - D. Fire Extinguishers- Larry spoke to us about the danger of not having them. Larry has done some research about residents buying them. He reported the purchase for \$18.99 each if ordered in bulk. How to get the info to residents is left up to Larry.
  - E. Budget planning- We will meet on Thursday, November 14, 2013 at 6:30 to work on the budget. We will set the time for the annual meeting then.
  - F. Other items- We discussed having trees trimmed or cut down. The trees overhanging 4130 need to be cut. Perhaps the maples in the areas between houses need to be cut. The trash can lid at 4222 needs to be replaced. Kiki has all the info about how we are handling foreclosures. The dirt under the slab at 4222 is washing out. Matt reported another tree behind his unit that is leaning may need to be cut. Larry reported the weeds and trees in the patio of Jessica Tucker need to be cut.

NEXT Meeting: November 14 at 6:30