

DG HOA Board Meeting  
May 14, 2015

Members Present: Joe Searles, Lula and Don Tucker, Cody and Cheryl Smith, and Michele

Re-elect officers – Joe – President, Cody – Vice Pres, Cheryl – Treasurer

Review reports

1. Balance Sheet – Decision to invest \$200K in a CD – Michele will talk with Rocky and Trust Atlantic to determine best CDs to invest in (e.g. 24mo 0.75% and/or portion of amount in a 36mo or 48mo 1.5%)
2. Violations –
  - a. Lula and Don's report of parked boat overhanging sidewalk
  - b. ██████████ Parking and car noise violations – Contact assigned police deputy for other resident to call in and to monitor. Assess fee if not fixed by date and then additional 25\$ for every day not fixed following.
  - c. ██████████ Motorcycle/atv parking and driving violations – assess fees for damages and additional fees for every day not fixed.
  - d. ADDED VIOLATION - 4243C also has grill on front that needs to be placed in patio.
  - e. ADDED VIOLATION – other broken window on first level of end unit down DG Dr.
  - f. ADDED VIOLATION – Truck parking violation farther down DG Dr.
3. Work Orders
  - a. Dumpsters – those in bad shape identified – Michele will have welder look at and make a quote for board approval.
    - i. Dumpster b/t 4239 and 4243 needs left lid replaced.
    - ii. Addition to newsletter – Watch for non-resident use of dumpsters and individuals dumpster diving, take picture of person and vehicle plates and report to Michele or Compass.
  - b. Landscaping –
    - i. Drainage issues – Andre has been assigned to clean drains every 30 days.
    - ii. Long list of dead bushes – just due to late cold. Many bushes are green now.
4. Rules and Regs –
  - a. Vehicle portion is cleared by board
5. Newsletter –
  - a. Vehicle portion agreed on by board but with specification that vehicles cannot exceed the legal limits of the designated parking spots and without obstruction of sidewalks. Violations will be fined. Riding lawn mowers are prohibited from patios.
6. Hearing date – 5-28-15 at 6pm
7. Next Mtg – Tues 7-21-15 @ 630pm
8. Mtg Adjourned

DG HOA Board Mtg  
July 21, 2015

Members Present: Cody Smith, Cheryl Smith, Erin Perkins, Don and Lula, Amanda

Review Reports:

1. Delinquent payments
  - a. [REDACTED] – Decision: Cut late fee to \$50 if balance is paid in full along with next month's dues.
  - b. [REDACTED] – Bank foreclosure, no way to recalcum \$7411, but bank will pay all future dues.
  - c. [REDACTED] – Foreclosure that Chuck looked into. Amanda is going to contact attorney to see why they didn't know that. She will seek a credit if available.
2. Investments
  - a. Wait to hear back from Rocky and Amanda on actual rates
3. Violations
  - a. Hearings:
    - i. [REDACTED] – Window Screens – If not fixed in July inspection a fee of \$50 will be assessed immediately and then \$10/day if not rectified after next inspection.
    - ii. [REDACTED] – Noise violation - \$50 fine assessed
    - iii. [REDACTED] – Motorcycle parking and noise violation – Assess fine of \$50 with statement that all future complaints will go straight to hearings with incurred fines.
    - iv. [REDACTED] – Same as 4125 C
    - v. [REDACTED] – If trimmed no fine, otherwise a \$50 fine and \$10/day if not corrected by August inspection
    - vi. [REDACTED] – no hearing letter sent, table until next meeting
    - vii. [REDACTED] – Same as 4125 C
    - viii. [REDACTED] – Same as 4125 C
    - ix. [REDACTED] – Assess \$100 fine and all further incidents directly to hearing status
    - x. [REDACTED] – Dropped fee
    - xi. [REDACTED] – Dropped fee after they attended their hearing and confirmed fixing the fence
    - xii. [REDACTED] – If not fixed asses \$50 fee and \$10/day until fixed
    - xiii. [REDACTED] and [REDACTED] – same as others
    - xiv. [REDACTED] – \$100 fine and direct to hearing status for future incidents
    - xv. [REDACTED] – Same as [REDACTED]
4. Work orders
  - a. Amanda will get other bids from other landscapers due to increased # of complaints and inform landscapers that we will switch if the complaints are not addressed.
  - b. Pressure washing
    - i. Tri city pressure washing begins week of July 26 with units scheduled according to previous pressure washing schedule
  - c. Erosion
    - i. Amanda is going to check if the landscapers are maintaining the pond and with Rocky about the drainage system in DG.
    - ii. Amanda will check on bid from Bryan Smith to do a property wide drainage assessment.
      1. Keep as case by case matter until next meeting.

Erin Perkins is out of town for next meeting.

Meeting Adjourned until next meeting Oct 27<sup>th</sup>, 2015 @6:30pm.

Dudleys Grant HOA Meeting,

November 17, 2015

Members Present: Joe Searles, Cody Smith, Cheryl Smith

Hearings:

██████ – Noise, Partying, Urinating off porch – Decision: 10 violations only fine \$500 (1/2 total possible fine) with 6 month probation. If violations reoccur, the remaining fines will be assessed. Property manager had documented actions taken at the first citation and asked that fines not be assessed to owner for having done so. Fines were lifted so long as tenants are evicted and no further citations until then. Owner will be assessed future fines.

██████ – Window Screens - \$50 fine and notice placed on door

██████ – Storm door - \$50 fine and notice placed on door

██████ – pet violations - \$150 (1/2) – waive remaining \$150 as long as there are no future occurrences in next 12 months

██████ – Torn window screens - \$50 fine and notice placed on door.

Review previous minutes:

- Bids from other landscapers – waiting to get bid from current landscaper for drainage ditches

Old Business:

- CDs – Board decided not to pursue
- ██████ – foreclosure (Oct 6) – Board approves writing off money judgement
- Drainage ditches – Rocky recommends handle incident by incident, landscaper quotes 1986/building – Board decided to address as needed
- ██████ fines – Tenant argues that HOA did not respond to emails in regards to screen questions. Amanda sent contact information to get help. Decision - \$200 fine, but remaining balance (\$450) will be assessed if screens not replaced in 30days.
- Approval to obtain tree removal – wait before tree removal company is asked for a bid. Ask Greg to assess trees on DG property first. Also what is liability of Tree Tops if tree is on their property and falls on DG building?

New Business:

- 4130A and 4130B - \$650 replace sod and top soil – Board decided not to pursue this time of year, plan for next spring. Ask landscaper about centipede plugs.
- ██████ – Fines for screens being paid and screens have been replaced. Decision pay balance of \$100 and waive remaining fine.
- 4210 G – Repaint parking lot? Amanda will get bids on re-sealing and painting lots
- 2016 Budget – Approve CPI increase
- Elections – Cody and Erin term is up
- Newsletters – Frequency 2 per year (Spring/Fall)

- Pressure washing – 9 scheduled, keep quarterly schedule, Additional units that need washed...wait if unit is scheduled within 3 months, otherwise pressure wash as needed.
- Front doors – many doors have faded – owners responsibility
- Speed bumps – get bid on 2-3 additional bumps placed.
- Towing – Amanda will send out info for wrecking company for residents to call

Annual meeting Jan 12 2016, 6:30pm The Church of Jesus Christ of Latter day Saints, 307 Martinsborough Rd. (Cody and Cheryl Smith will ensure building is available and scheduled)