

Ben, Mike, Scott, Aileen and Renee in attendance
Accepted agenda as printed.

Renee to bring notes from previous meetings to all meetings.

Everyone has Buildium access except Mike. No one attended August 2 city hall meeting.

Gas station has been scrapped. Was to be a Sept 6th meeting regarding zoning and plans. Developer needs more time so may have meeting on plans in October. Hwy 194 and Riverdale .. Wants to do neighborhood. Still zoned for light commercial in plot 3.

Review of remaining minutes from last meeting. (from August 1, 2022 mtg)
We got list of email addresses for all home owners. Scott reviewed bills.
Meetings approved from Aileen to accept and Scott to accept 2nd. All others said I.

We are responsible for keeping the drainage easement, overflow. It's on the south side of Fairway Hills drive. Has it ever been cleaned out? Does Weichert handle this? (It's behind my house. The low laying area)

Declarant Letter Jeanette said they are working on the letter and it's to say they are stepping away from managing the HOA. Waiting on Weichert now.

Vendor Costs and bidding: Ben has email from who we use and what we pay. Turf King provides mulch, flowers, drainage. They need to trim back the trees to the entrance. Is Turf King responsible for repairing the fence. Turf King said they do cut the yard every 7 to 10 days. We can invite him to next meeting. We could ask for a bid from Midsouth Turf Professionals. They can't spray at west end due to no Bermuda, it's just weeds and if they sprayed we would have no grass. We need to talk to both current services, get their details and how long till contract expires. Action Item: Ask Turf King to email me his service info. What does Midsouth Commercial Mowing do for our subdivision?

Vendor Cost bidding: Utilities are payable online. Why are they sending an estimated payment for utilities? Because the mail runs slowly. Streamline the bill paying of water. Why are you waiting on the mail? Can Weichert start paying utility bill online? Can they set it up for autopay?

Utilities static, water a little higher, lawn bills, electric, management fees. Does the fee go up if our complaints go up? They handle the bill paying and they can request bids and handle bids. Weichert is month to month right now with us. Do we want to establish a contract with them? Weichert handles approval for changes, paint colors, buildings in our neighborhood. They handle the drive thrus and contacting neighbors of violations. Why is nothing happening after my complaints?

Plat - Can Code enforcement tell us where exactly are the common areas. We have questions about the plat. Where is drainage easement and how is it accessed.

Website - fairwayhillshoa.com.. Ben noticed some of the bills are not attached to payments made out in Buildium. Preferred to have all bills online and electronic. Won't be late, no postage, fewer checks and cost. Is it possible for HOA's to have online pay. Should be as its based on account number.

Mailing list - Ben sent us all the copy of mailing list. Several people didnt; have email address. Send a mailer to them initially and ask them for email address.

Adding fines to CCR - Ben spoke with Missy. Main problems is weeds and grass. Currently list of possible violations is in covenant. We have the powers of the yard control board. 40 Birkdale guy is barely there. I complained to Meridian about their yard. If after several notices, we can get someone to cut the yard and bill them. We need our attorney to tell us what we can change without having association to vote. We are allowed to tell them to cut their yard and we can fine you. We need Weichert to push harder now!

Hiring an Attorney. Missy from Wiechert, sent Ben 3 attorneys. How do we want to handle hiring vendors/attorneys.? Zoom meetings are doable. Prefer in person. May just need attorney to get ourselves started

Reviewed delinquent owners and their HOA fees. Ones in yellow are old ones. Has Weichert taken any action on delinquency of fines. Ask Weichert to send them a notice to pay past dues. Jeanette take action and what is it to get past dues paid. Can we get lawyers to send out notices. They can't claim ignorance as they signed this up.

Complaints: renters/landlords

yards/vehicles/decorations/speeding.. What is action against vehicles not working. Work vehicles allowed? What action can be taken against left up decorations. Speeding. Construction traffic is bad on our street. Cut growth back to our entrance. Take down signs in our common areas.

Do we see our account balance? Net income will go negative by end of year at this pace. If HOA goes belly up what happens? Do we have our own separate account or is it a communal account.

Neighborhood participation - Organize snacks meet and great in the fall. Need ideas.

New Business: Confidence in the board - Ben has suggestions. What can we accomplish before next annual meeting. Can't fix all problems but focus on things we can get done. Send newsletter. See us as Neighbors

ARch control board powers - Once declarant is out goes to board of directors. Then meet with lawyer to see what changes we can change. Newsletter worthy--yes--awareness invite Weichert to next meeting-yes.no??

Delegating External and internal communications: -

Vendor contact - Scott Turf King and Midsouth

Weichert contact - Ben

Attorney contact - in person or zoom, 1 to 2 people. Pick one responsibly priced that Weichert is familiar with. Ben (no conflict of interest with attorney and Weichert)

Internal communication with neighbors-Board to decide do we need to send out communication, what we want to say, and then select person to do that. Aileen and Mike are newsletter committee.

Newsletter to be discussed at next meeting. Mike is Sargent of Arms :)

Handling Association Meetings. How to organization big HOA meeting. Plan when to have and find a location. Zoom or in person. Shoot for half way thru our term to have HOA meeting. Between August 2022 and April 2023.

Next meeting date; September 19th 7:00pm. Aileen's house.