

Board Meeting November 9, 2022

HOA attendance: Mike, Scott, Rene, Ben, Aileen

- Ben will talk with Weichert to find out who is responsible for the drainage overflow area.
- Need update from Jeanette regarding declarant letter. Ben will follow up with Jeanette.
- Weichert is charging us mailing fees for bills instead of paying online. Need auto pay or online pay possibly.
- Still need to review with Weichert regarding bills. Payment, price fluctuation, etc. Does mgmt. fees go up if neighbors complain more.
- Still need to understand where common areas are. Ask Weichert to add us to the Board on their website.
- A lot of builders skipped out on their HOA fees. How do we address this?
- Still need to find an attorney.

New Business:

Can we back bill the builders for HOA fees?

Letter from us:

- Need for neighbors to have personal input and how do they reach us. Maybe create group email for us on Weichert site.
- Review Aileen's template, add comments if you choose. Email her back.
- Process needs to be part of letter. April 11, 2023 is annual meeting at 7pm .. mtg to discuss status of neighborhood, represent yourself and make yourself heard.
- We have one week to review. Review by us.. Let Weichert add balance due and repercussions.
- Do we mail and email it.? Vote on that. Weichert to mail out .. does more work for them cause increase in mgmt. fees. Send out no later than x date. HOA fees put to good use.
- Dues can help us have neighborhood functions. Meet and greet, Mempops.

Mike will create our HOA email address.

- Declarant letter still needed.
- Find out common areas, Ben to talk to Weichert about getting new bids. Can Weichert tell us what common areas are.
- Vendor costs and bidding after we find out what common areas are.
- Ben - ask Weichert to add us to their website under Board Members and our group email address.
- Find out how to handle adding fees for violations. Interim "keep in mind you may possible incur fines for violations" note we need to let home owners know that fines are possible for violations.
- Renee - call about getting 20 spd limit sign.
- Approvals for fences, etc. Weichert sends to us for majority approval.
- Ben tell Weichert who his back up is