

Faircloud Homeowners Association

Annual Meeting Minutes

March 5, 2020

Meeting minutes were approved at the
March 16, 2021 Annual Meeting.

Meeting began at 6:04 pm

Members present: Cheryl & Ron Fields, Casey & Erin Thomas, Ashley Crawford, and Ulises Techera. 1 proxy was received. [5 properties were represented.]

Introduction of Heritage Property Management Team: David Caldwell & Elizabeth Marvin

2019 Minutes were approved as written. M/S/C. HPM will post these on the website.

Old/Unfinished Business

- Discussion on the fence around the RV Storage Lot. Part of the fence was blown over by the wind. The HOA does not currently have the funds to replace/repair this fence. This will need to wait 1-2 years. The HOA was able to get 2 estimates, both over \$4,000.

New Business

- Discussion on Landscaping
 - Question if Tammy will start earlier this year. Cheryl spoke to her last season and asked that she start in March to spray pre-emergent. HPM will contact Tammy to verify.
 - Comment that the 2019 season was terrible.
 - HOA pays \$1000/year for weed removal in the RV Lot area as well as the pond area. An invoice is sent at the end of the season for payment.
 - There was some discussion owner volunteers spraying this area and having the HOA reimburse for only the ground clear spray.
 - The areas will need to be sprayed a few times.
 - Some of the area also needs to be maintained by hand to pull the weeds.
 - If Tammy will not be able to have this started by March 15th let the Board know.
 - There is also a section outside of the RV Lot that is covered in weeds. Although this area does not belong to the HOA Tammy said that she could remove these weeds as well.
- There is a house with no address posted on Faircloud Way. The front lawn needs to be maintained. HPM will contact the owner.

2020 Budget:

- The budget reflects a dues increase of \$10/unit.
- This puts the HOA in the black by \$121.
- Comment that the HOA does not have very much in the bank at this time.
- Grounds maintenance was over budget in 2019 due to the rock replenishment project around the pond.
- The \$200 under repair and maintenance was to repair the RV Lot gate, it is working properly at this time.
- The HOA does not currently have any delinquent accounts (aside for the 2020 dues which are currently due).
- Question about postage costs. HPM charges \$2.00 per envelope. Typically the HOA's mailings are the annual meeting notice, annual dues notice and various reminders and violation letters.

- Discussion on options to raise funds to repair the RV Lot fence.
 - The HOA can increase dues or have a special assessment to address this project.
 - With a cost of \$4,000 this is approximately \$75/unit
 - Comment that there will be owners who do not use this space and do not feel that they should have to pay for it, however this area belongs to the HOA and must be maintained by the HOA.
 - The portion of the fence that has fallen is now causing issues with the stability of the remaining fence.
 - Question on what the cost benefit would be to replace the entire fence vs just replacing what has fallen. It may be best to replace only what is needed at this time and replace the rest as needed.
 - Discussion on vinyl vs chain link. The benefits of chain link is that it will not be blown over by the wind and is less prone to damage such as holes from rocks and graffiti.
 - The current bid is for chain link.
 - Comment that a special assessment may be the best solution. Payment options should be offered.
 - A vote from the owners would be required, however can be achieved by a mail out ballot vs holding another meeting.
 - Discussion on saving the cost of postage by having volunteers go door-to-door to gather votes. This was determined to be too pushy. HPM will draft a mail out ballot and letter and send to the Board for approval before it is sent to the owners for a vote. (\$25 or \$30 for 3 months)
 - Comment that the letter should stipulate that this an RV Storage lot and not a used car parking lot - the HOA had to tow out several junk vehicles several years ago.
 - This area is also reserved for owners in the Faircloud HOA.
 - HPM will get updated bids.
- Question about the lien processing fee. This is based on need and the HOA is projecting that not as many will be needed this year.
- Question if the HOA should budget more for postage knowing that there are likely to be 2 additional mailings (ballot and special assessment statement). Decided to not change the figures at this time.
- HPM will also attempt to gather email addresses for owners to help with communication costs moving forward.
- Motion to approve the 2020 proposed budget as presented. M/S/C. HPM will post approved budget on website.

Nomination and election of Board Members

- Floor was opened for nominations.
- Cheryl Fields, Ulises Techera and Ashley Crawford all willing to continue
- Vote on slate of directors as presented. All in favor. None opposed

Meeting adjourned at 7:01 pm.

Minutes taken by
 Elizabeth Marvin
 Heritage Property Management