

## **HOA Board Meeting January 29, 2022**

Attending: Jeff Hamilton, Rachael Hamilton, Mike McNeely, Angee Simmons

Location: Updike's BBQ

**Meeting Called To Order, approximately 5 pm:**

Topics discussed:

New Board Members Assigned and Confirmed:

Discussion of Topics to be discussed at annual meeting

Architectural committee and members, amount needed for votes

Due to recent homeowner complaints, Jim Irwin will no longer be allowed to participate

Given recent complaints of new homeowner of numerous individuals refusing to use the easement and trespassing on his property, inspecting his personal property, lake access will be discussed as well as possible need for an attorney for the HOA. May need to consider better signs for the easement areas too.

Homeowner has also complained of another homeowner Allen Dale shooting a gun out of his basement and at the lake.

Determine whether there is any interest in a spring garage sale – April could be good. Time the dumpster at the end of that.

Homeowners have asked for chickens to be added so that will be offered to a vote. Currently, no chickens are allowed but one homeowner has them through a 4H exception.

Homeowners need to pay their annual dues. If their accounts are current, they will be given the fishing passes. Angee will collect past due balances and this will determine who is in good standing to vote and the number needed for a quorum.

Have mowers for the next season

Provide last Board meetings minutes to the bank to finalize officer signatures on the bank account.

**MEETING ADJOURNED - approximately 5:45**

## **HOA Annual Meeting January 29, 2022**

Attending: Jeff Hamilton, Rachael Hamilton, Angee Simmons, Mike McNeely, Kurt and Lesa Witt, Keith Switzer, Roger and Lisa Elder, Linda and Greg Snodgrass, Craig Retchless, Dorothy Haynes, Allen and Barbara Dale, Jenny Wilmott w/ Willy McLaughlin (kids – William and Michael)

Location: Updike's BBQ

**Meeting Called To Order, approximately 6:34 pm:**

Topics discussed:

Introduction of Board Members:

Jeff Hamilton - President

Rachael Hamilton - Secretary

Angee Simmons - Treasurer

General Topics of Discussion

1. Informed homeowners of receipt of complaints from new homeowner regarding trespassing by other homeowners and a HOA board member. HOA board member has reportedly told the homeowner that he had the right to do so and refused to stop (and instead use the easement for his purposes) and has been seen inspecting the owner's personal property – trespassing at all times of the day. Homeowner has hired a lawyer and so far, found that there is no legal basis in the sales documents, by-laws etc that he was provided during the sale that says any homeowner has the right to be on his property rather than use the easement access to the lake. The new owner has requested more documents from the HOA and has hired a second lawyer. Information will be provided to the homeowner. Once the Board hears the homeowners' attorneys' conclusions, the homeowners will be notified. If the determination is adverse to the HOA, we will notify the homeowners and have another meeting/vote to determine next steps, inclusive of hiring outside counsel for the HOA. Dorothy Haynes believed she had past legal papers about this issue that she could provide and would do so.
2. There was a complaint by the Elders that the original driveway access to the Big Lake was taken out and said the homeowners were not given prior notice and an opportunity to vote for that. Mike McNeely explained the Board had the power to do so without such a vote, and that the Board voted to do so. He explained the reasoning for that decision, and for the subsequent decision to put a smaller driveway in. Multiple trespassers were using the lakes, some refusing to leave and were carrying guns. It was an attempt to keep non-homeowners out. Trash cans were also removed to improve cleanliness that outsiders and homeowners were leaving since no one had the responsibility of ever emptying it. Once homeowners complained regarding access, the current one was installed. Ideas were discussed on how to improve the situation as the Elders want their daughter (a non-resident) and her with young children (who use car seats) to be able to

park there and use the lake, but currently there is no real safe way to do so. Board offered to include this topic in the next HOA vote for residents to decide if changes should be made that will include a wider opening and parking area.

3. The President just issued a general reminder to be respectful of each other's property/privacy and not trespass on your neighbor's land. Owners were reminded of where the easements to access both lakes was.
4. Owners were invited to leave updated contact information with the Board to ensure they are receiving communications about HOA activities, etc.
5. President told the HOA that homeowners have expressed interest in having chickens, so that will be put to vote. The board anticipated having standards on that of course, like having a coop that would need approved by the architectural committee, a limited number of chickens and whether roosters would be permitted.
6. President asked the homeowners if there was interest in a spring garage sale and told the Board will obtain this years dumpsters to a similar time to assist with getting rid of household items. Possible times of year were discussed. People were disrespectful the past year and stuffed the dumpster so its doors could not be closed. Mattresses were hanging over the top. That is not allowed, and people need to exercise better judgment. We will keep getting dumpsters as they fill. They can contact the Board with questions to determine when and if another dumpster would come rather than overload a dumpster. It's incredibly trashy for the owners who live there to deal with that and they do have no responsibility to deal with it/clean it up. Metal should not be put in the dumpster but left outside for separate pickup. Rules are always posted when we get the dumpsters as well on our website and FB page.
7. Another inquiry was made as to whether owners were interested in future get togethers at the Big Lake for July 4<sup>th</sup> or possibly in early fall so that people with small children would be more likely to attend since late October tends to be too cold. Owners discussed possible committees and doing potlucks. Inquiry was made as to whether a hayrack ride would be possible. Homeowners were informed that current insurance coverage for the HOA does not cover risk for such an event and that Board did not want to assume any risk of that. Also, each individual homeowner could be held liable for any accidents. It's possible to buy additional policy for an event, but homeowners could decide to do it themselves and without "sponsorship" of the Board and assume all the risk themselves. Waivers/Releases could also be used, but they aren't iron clad from possible suit either.
8. Additional people will not be needed for mowing of the common areas as the same people are willing to do it again. It worked great in 2020 and helped resolve some disputes happening between owners/mower. The Board has issued the checks to those individuals for last year's services.
9. Treasurer was unable to log into her computer to get exact financial figures. There is approximately \$16K in the account minus the checks for the mowers and the BBQ. People were paying their dues during the meeting and were told that lake passes would be forthcoming once the accounts were reviewed and deemed in good standing. Those people in good standing will also be provided the opportunity to vote on the current issues.

10. Homeowners were reminded that if they have questions and concerns, they may contact the HOA Board members at their contact information that has been provided. They were reminded of the Facebook site and website as well.

**MEETING ADJOURNED - approximately 7:45**