

# Cherokee Village West Homeowners Association Annual Meeting

September 18, 2019

The meeting was called to order at 6:10 p.m. by Ellen Wade. Introductions of Board of Directors, Alicia Criswell with Coldwell Banker Commercial Prime Properties (CBCPP) and the Owners present were made.

It was determined that a quorum was not present with two proxies presented and nine owners in attendance.

Ellen quickly recapped meeting minutes from 2018 and asked for any input or changes from the owners. Diane Oswald made a motion to approve the 2018 meeting minutes; Megan seconded the motion. All other owners were in favor of approving the 2018 minutes.

Ellen recapped information concerning the investigation into A Better Alternative Management Company and how the IRS has now subpoenaed all the records from her business. Larry and Ellen spent several hours at the CBCPP office going through records to determine what needed to be scanned for future reference as no one knows when the HOA's will get the records back. They determined that none of the records had any bearing on the operation of the HOA and therefore they did not need to be scanned.

Ellen reviewed the 2020 proposed budget and explained the work that had to be done on the pump this year which was not a normal expense for the HOA. The pump broke and they had to purchase a new one for \$900.00. They did refurbish the old pump to be used for a backup. There was also some tree trimming that had never been done and was affecting some of the fencing in the common area; This was also not a yearly expense. All other expenses are normal monthly expenses. The HOA does have one delinquent owner in the HOA but they hope to have that rectified soon. There is approximately \$3,800.00 in the operating account. Since there were some abnormal expenses this year, the Board does not feel that it is necessary to increase the dues currently. Ellen thinks the HOA can ride it out until the annual meeting in June 2020. The one delinquent owner has a lien on the property and will be turned over to a Collection Agency very soon if they do not enter a payment plan.

Larry stated that the irrigation pit would need to be cleaned out this year as well. This service is normally performed by David and ACS. One owner next to Larry and Ellen is having quite a bit of trouble getting irrigation for some reason. She will discuss issues with Larry and Ellen after the meeting. There was a broken valve in the backyard of one house that ended up being an inexpensive fix.

Because we did the meeting later there was not a column for proposed 2020 expenses. The next annual meeting will be scheduled for June 2020 and will have a more complete budget.

Dave Oswald made a motion to approve the budget; Amanda seconded the motion and all other Owners were in favor of the budget as it is now.

Ellen asked the Owners to please keep the sidewalks clear of trash cans, personal belongings and cars. There are several families in the HOA that have small children or disabilities and utilizing clear sidewalks is far easier for them than trying to walk around items or vehicles on the sidewalks. Please also remember that it is the Owner's responsibility to shovel the snow from the sidewalks in front of their properties.

Campers can be parked in front of the fences, if they are no larger than 18 feet in length, May through September only. They must be moved behind the fence after September. Trash and inoperable vehicles are not allowed to remain on the properties. Vehicles need to be licensed and operable, for example, current tags, no broken windows and no flat tires. Trash shall not accumulate on any property. The Management companies of any rentals have been notified of the rules and should be reminded to alert their tenants.

Owners would like the Covenant Enforcement Policy to be redone to state Owners have 10 days to correct the violation after first warning fines for every violation of the same type will begin to accrue. \$25 first fine, \$50 for second & \$75.00 for each additional fine. Alicia and Ellen will construct the covenant enforcement policy and mail to the owners once it has been completed. An owner asked if that required the Covenants to be amended? The Board of Directors can implement policies without approval of members, it does not require the Covenants to be amended.

An owner would like to build a fence in the front yard. That Owner was advised that the max height is for front fencing is 4 feet and they should contact the county for their regulations then submit an ACC request to the Board for approval.

Carol motioned to adjourn the meeting, Larry seconded the motion and the meeting was adjourned @ 6:55 p.m.

The minutes were taken by Alicia Criswell with CBCPP.