

1.29.18 Annual Meeting Minutes

HOA BOD meeting held at Lexington Public Library Eastside at 3000 Blake James Drive

Call to Order: 7:05 pm

Present: Shuck, Sims, Slater, Gawthrop, Antrobus all BOD & Ms. Julie Begley/All Points.

Sign in list was provided and is available at All Points Offices.

Call to order by Tim Shuck President with Quorum present.

Last year's meeting's minutes were approved as written.

Guest Speakers:

- 1) Nathan Billings/Billings Law Firm spoke about the pending litigation and answered questions from members of HOA.

Pointed out to HOA that all details discussed in greater depth on the Neighborhood Association Website.

There will be 2 options to each Home Owner: 1. Is a prepay options, the other 2. Is pay by the quarter.

Final amount to be determined based on homes value at PVA office.

Made clear to HOA that another vote will be taken by us (HOA) to confirm any assessment or fees from each homeowner

to purchase and maintain the Green Space and any related facilities.

- 2) William/Great Scapes owner spoke about lawn care options and answered questions from members of HOA.
 - a. Asked for help from Homeowner's to not double fertilize yards and coordinated lawn irrigation days with each other to avoid wet & soft ground and the related damage by lawn equipment.

Financial Report: Approved as amended

- 1) 2 homeowners in arrears with dues, letters to go out offering a payment plan to get caught up.
- 2) Discussed the 2 budget options and what each covered.

Made clear to HOA that the assessment was not being voted on at this time, just discussed.

Architecture: Follow up- HOA home improvements have been very positive for 4th year in a row.

Focused on grounds more for planter, weed, mulch appearance at front of the homes.

Discussed shared planters and how to manage them.

Discussed street color pallet available to each homeowner.

Discussed street parking rule changes by City.

Landscape/Lawn Committee – Gregg Slater:

- 1) Discussed Great Scapes performance and options as presented in the budget.

- 2) Discussed pending maintenance of Courtyard and entry planter bushes and trees are overgrown.
- 3) Discussed outside garbage screen location and control.

HOA Voting Results: (actual ballot results are on file with All Points)

Lee Sims & Edwin Gibson counted and tallied ballots.

We needed 30% of 38 or 11.4 for majority voting.

With 2 homeowners in arrears we need 30% of 36 or 10.8 votes to approve.

1) For new BOD members:

All 3 candidates were voted in for another 3 years.

Gregg Slater

Lee Sims

Tim Shuck

Write Ins ? None.

2) Budget:

\$245 quarter – 9 votes

\$265 quarter – 11 votes

3) Assessment for Common Property Purchase Agreement:

In Idea only – 19 votes in favor.

Next HOA/BOD Meeting: scheduled for December Feb. 7th^h, 2018 @ 4pm at All Points.

Adjourned 9:02 pm

Respectfully submitted,
Lee Sims/Secretary