

Meeting Minutes December 2022

Persons In Attendance – Board Members: Gretchen Bobst, Denis Mingallon (absent due to finals week), Joe Harwood, Kevin Buck, Scott Sharrock, Seth Rector (absent)

HOA Members: Sandy Koontz

Old Business

Common Area Tree Maintenance (locations are behind 35/41 Cambridge, next to 40 Dartmouth, behind 91 Dartmouth and behind 91/101 Otterbein). *Did not hear back from Daniel's Tree Service before weather turned. This issue will have to be revisited in 2023 and quotes obtained.*

Common area flooding on Dartmouth/Norfolk –

Joe wants to get a group of concerned neighbors to attend a Lexington Village Council meeting to bring this to their attention. *Joe still wants to do this.*

New Business

Financial - Checking Account as of 12/12/22 - \$6,587.56

Savings Account as of 12/12/22 - \$8,863.10

Bills Paid since the last meeting: None

Deposit \$370.96

HOA 2022 Dues -

13 homes x \$123.48 = \$1,605.24 (2022 dues)

1 home at \$46.96 (Partially paid 2022 thru overpayments)

3 homes x \$146.96=\$440.88 (2021 dues increase + 2022 dues)

7 homes x \$246.96 =\$1,728.72 (2021 & 2022 dues)

3 homes x \$346.96 =\$1,040.88 (2020, 2021, 2022 dues in full)

1 home x 466.96 = \$466.96 (Dues from 2019, 2020, 2021, 2022)

1 home x 321.96 = \$321.96 (Dues from 2020 (modified), 2021, 2022)

\$5,651.60 total yet outstanding from 34 homes

24 delinquent dues notices (for 2022 and 2021 & 2022 dues owed) were mailed out in December 2022.

Property Liens for Delinquent Dues - Information was gotten from County Recorder's office about placing liens for non-payment of HOA dues. Three of the attorneys/title companies contacted stated that they do not handle this. Another attorney's name was provided to Gretchen to contact. Waiting on call back from them.

There are five homes in HOA who owe 3+ years of dues where filing a lien is warranted, as repeated mailings, both standard and certified notices, have been ignored. Permitted as per Article V Section 10 of covenants.

Mowing – Three businesses were contacted to see if they are interested in quoting mowing for next year – King's Lawn Maintenance, Meadows Lawn Care & Landscaping, and Mecurio Lawn Care & Landscaping. Received quotes from Meadows Lawn Care & Landscaping and Mercurio Lawn Care & Landscaping.

The board decided to award mowing contract to Meadows Lawn Care & Landscaping. Both Mercurio and Meadows came highly recommended from different HOA homeowners, and the board felt that we couldn't go wrong with either company, the deciding factor was the price per mow.

Looking for HOA Board Members! Many thanks to Scott Sharrock for his service to the board these last two years. Seth Rector has expressed his interest in joining the board, and the board accepted his request.

If anyone has an interest in joining the board, please let us know.

52 Norfolk – House is looking rough and has been empty for a while. Owner apparently is not interested in renting or selling it.