

Meeting Minutes March 2023

Persons In Attendance – Board Members: Gretchen Bobst, Denis Mingallon (by phone), Joe Harwood, Kevin Buck, Seth Rector

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. Other tree/landscaping companies discussed were Woody Woods, Mercurio Landscaping, and Meadows Lawn Care.*

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. Village council meetings are on the first and third Mondays of the month. Next meetings are March 20th, April 3rd and April 17th. If someone wants to address council, we may need to contact Brenda at Village Hall to see if we need to be put on the meeting agenda. *Heard from Brenda. We need to contact Village Administrator Andy Smallstey directly regarding this matter, not Village Council.*

Property Liens for Delinquent Dues - Information was gotten from County Recorder's office about placing liens for non-payment of HOA dues. 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. *Contacted Jeff Heck to get more information about this. Gretchen was contacted by a local realtor regarding one of the homes eligible for a lien, and this home may be in contract soon. The realtor said he would give the title company the HOA's information to contact to set up payment for the overdue dues as a part of the sale of the home. This would save us the expense of putting a lien on that home.*

New Business

Financial - Checking Account as of 3/14/23: \$6,680.71

Savings Account as of 3/14/23: \$8,863.33

Bills Paid since the last meeting:

\$74.00 – PO Box Rental for 2023

\$501.38 - 2022 Property taxes 1st half

\$300.00 – 2022 tax return preparation (mailed to IRS on 3/3/23)

\$351.27 - Reimbursement for postage and copies from end of 2021/all of 2022

HOA 2022 Dues -

10 homes x \$123.48 = \$1,234.48 (2022 dues)

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

6 homes x \$246.96 =\$1,481.76 (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)

\$4,986.92 total yet outstanding from 24 homes

Mowing – Gretchen contacted Dan Meadows to let him know that his company had been selected – He said that he'd need to double-check the accuracy of their bid and send over a contract. Received a rough schedule of mows from April to October. According to this schedule, mowing is going to cost approx. \$11,520 for 24 mows from April to Oct. *Contract has been received, signed, and returned.*

Letter to Title Companies – Gretchen has drafted a letter to send to the title companies in Richland County making them aware of the existence of the HOA, which will hopefully reduce the “we didn't know that there was an HOA here” statements from realtors and new homeowners and increase delinquent dues being paid

before a property changes hands. There might be some recourse against the title companies that do not do their due diligence and allow a sale to go through without making sure that the homeowner is current on HOA dues. *Letters will be sent out in the next few weeks.*

Increase in Annual Dues – Next year (2024) will be three years since the last dues increase. According to the HOA covenants, the board may consider increasing the annual dues to help keep pace with increasing costs.

Next HOA Meeting is scheduled for ***Tuesday June 6th in the Pool Room at the Lex Senior Center, 7:00PM.*** It was moved a week earlier as one of the board members will be out of state for work for an extended period of time and will not be around for the quarterly meeting on the usual date.