

Meeting Minutes March 2024

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

HOA Members: David Garrick with guest Cheryl Meier, a realtor for Haring Realty, Ashley Hoffer, Sandy & Mark Hensley, Dan Miller

Old Business

Common area flooding on Dartmouth/Norfolk – Ongoing issue. Joe said that the trench that he and his neighbor dug has helped to keep water away from his house for now. It is not a permanent solution.

Common Area Tree Maintenance - Costs for tree maintenance in 2023 were \$2,700.00. Please contact the HOA if you have a tree from the common area that is threatening life and property.

HOA 2023 Dues – Collection of past due dues is ongoing. As per conversation with Jeff Heck on 3/12/24, Jeff will get with the Board about filing liens on those homeowners who are delinquent on dues.

Mowing – Mowing contract has been signed and returned to Dan Meadows of Meadows Lawn Care for mowing this year. Dan quoted that he would do it for the same price as 2023, and the total paid for mowing last year was approximately \$11,040.00 due to increase in fuel and labor costs. Dan Meadows wants to meet in-person at the start of mowing season to discuss problem areas and those areas that were missed last year.

Additional method of voting – At the December 2023 meeting, the Board unanimously approved adding an electronic method of voting to try to increase homeowner participation in HOA decisions. The electronic method is ***in addition*** to the in-person and mailed ballot methods outlined in the covenants. The property address will be required in order to ensure that only one vote is counted per address.

New Business

Heard from Sandy & Mark Hensley regarding a boy who continues to ride his dirt bike in the common area between Wellsley & Otterbein. Dirt bike riding in the commons area is not permitted. When it first occurred, the homeowner contacted the HOA to let us know and called the Lexington Police Dept. LPD advised him to contact them if the boy came back. When it happened again, the homeowner was able to tell the young man that he cannot ride his dirt bike in the common area and contacted the Lexington Police Dept. This time, the LPD told Mark that unless the boy is riding on the road, the police cannot do anything. The Board will try to figure out where in the HOA the boy lives so that his parents can be contacted.

Ashley Hoffer wanted to let the Board know about the Annual Neighborhood Garage Sale in July (see below), and also to see if we are any closer to changes regarding fences & sheds, as she would like to have a storage shed. She offered her assistance with future survey efforts.

Heard from David Garrick, who was frustrated with a recent Board decision that caused the potential buyer of his home to back out of the sale. The potential buyer wanted to expand the current fenced-in area that is around the pool in the backyard to encompass a large amount of the side yard to accommodate their dogs. The majority decision of the Board denied the expansion of the fenced area, as the Board felt that the requested expansion was not in line with the existing covenants. The denial of the expansion resulted in the potential buyer deciding to not go through with the sale.

Financial - Checking Account as of 3/12/24: \$3,851.73

Savings Account as of 3/12/24: \$8,987.70

Bills Paid since the last meeting:

Bank Statement Charges for Jan. & Feb. - \$14.00 (\$7.00 per month)

PO Box yearly charge (Jan.) - \$82.00 (increased since last year)

1st Half Property Taxes (Paid March 4th) - \$551.71 (has ***not*** come out of account yet)

2024 Dues – Dues statements will be going out by the end of March. Those homeowners owing for more than 2024 will have those amounts included on their 2024 dues statement.

Annual Neighborhood Garage Sale for 2024 is the third weekend in July (Friday, July 19th & Saturday, July 20th) from 8 AM to 4 PM. We get more prospective buyers if there are more sales near each other.

Fence/Shed survey notification – Have had a request to do the fence/shed survey again this year, with notification of the survey to be sent out with the annual 2024 dues. We had 30% participation in the 2023 survey, down from 40% survey participation in 2022. The restrictiveness of the current fencing covenants continues to be problematic and has affected some home sales in the HOA area.

Next HOA Meeting *scheduled for Tuesday, March 26, 2024 at the Lex Senior Center, 7:00 PM. This is to discuss what information we would like on the 60 Day Notice flyer that will go out to the homeowners regarding efforts to make changes to the covenants.*

Next Quarterly HOA Meeting scheduled for *Tuesday, June 11, 2024 at the Lex Senior Center, 7:00PM.*