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| **Meeting Notice** |
| **When:** | April 25, 2021 | **Where:** | 1409 Highcrest Way | **Time:** | 4:00 p.m.  |
| **Attendees** |
| **HOA BOARD** |  |  |  |
|  President: | Jeff Vissage | Vice President: | Randy Woody (absent) |
|  Secretary: | Nancy Pettit | Treasurer: | Dan Vanderheiden |
|  Member at Large: | David McClure (absent) |  |  |
| **ACC** | Jim Douglass | Bruce Byrd (absent) | William Dunlap (Mr. T) |
| **Members:**There were 16 Lots represented at the meeting: Lots 1, 7, 11, 13, 16, 17, 18, 20, 21, 34, 36, 37, 41, 46, 47, 49 |
| **Meeting Minutes** |

1. Welcome – Jeff Vissage
	1. Meeting started at 4:04 p.m.
	2. Jeff welcomed and thanked all in attendance.
2. Board of Directors and ACC Member Introductions
	1. Everyone in attendance (including attendees) introduced themselves.
3. Introduction of New Homeowners – Jeff Vissage
	1. These are our new homeowners since the 2019 Community Meeting.
		1. Randy and Tosha Woody – Lot 2
		2. Antonio and Jennie Garcia – Lot 8
		3. Christopher and Lillian Mason – Lot 15
		4. Ben and Whitney Reinken – Lot 18
		5. Fred and Petronella Gardner – Lot 26
		6. Marcelo and Rosa Morales – Lot 36
		7. Benjamin and Ashley Osborne – Lot 44
		8. Judith Morgan and Stephanie Butler-Graham – Lot 47
		9. Jason and Jennifer Cowan – Lot 49
4. Financial Report – Dan Vanderhiden
	1. Approximately two thirds of the budget is spent on landscaping and electricity.
	2. There is a separate line item in the budget for buffer zone tree removal and replacement.
	3. Three homeowners have not paid anything yet towards this year’s dues.
	4. The current bank account balance is $31k. That includes a $15k reserve fund.
5. Community Reminders – Jeff Vissage
	1. ACC reminder - Contact the ACC before making any changes to properties.
	2. Buffer zone reminder - This area is owned by the HOA but governed by the county. It is not to be disturbed in anyway; it is to be left in its natural state. Nothing is to be placed in this zone. No clearing or weed killing is allowed. If mother nature causes a tree to fall, we are not responsible. If we take a tree down because it is a threat to a home, we have to replace it with a specific number of trees based on the size of the tree taken down.
	3. Neighborhood theft on the rise - Lock up at night – doors, cars, sheds, etc. Don’t leave a gun in your car. Thieves are currently just looking for unlocked vehicles instead of breaking into them.
	4. Help save electricity - If you see a street light on during the day (“day burners”), record the number on the pole and contact the county <https://www.yorkelectric.net/myhome/outdoor-lighting/report-a-security-light-outage/>.
6. New Covenants – Dan Vanderheiden
	1. Dan highlighted some of the changes in the new covenants.
		1. The three-strikes rule” located in Article VI, Section 6.15 Maintenance.
		2. Addition of a reserve fund in Article V, Section 5.1 Purpose of Assessment.
		3. New home minimum square footage increased from 1800 to 2200.
		4. Additional detail in Article VI regarding mailboxes, fences, tents, and signs.
	2. To amend these covenants, it now requires approvals from only 67% of homeowners.
7. Q&A, Open Discussion
	1. Stray cats - Their numbers are increasing. The Huechtker’s have been catching them and having them neutered. The county will put out traps as well.
	2. Fences - Be sure to get a survey of your property in advance before installing a fence. Not all original surveys are accurate.
	3. A name and address list for the community was requested.
	4. Use of the common area. A request was made to mow it more frequently and turn it into a dog park or play area for kids. Interested persons need to present a proposal to the board. It will also need a majority vote of homeowners since it will incur an initial cost and cause on-going landscaping expenses to increase.
	5. The weeds in the gravel driveway leading into the common area are not being treated on a regular basis.
	6. A suggestion was made for a Spring BBQ. There is money in the budget for this if a group of homeowners want to organize it.
8. Adjourn
	1. Meeting was adjourned at 4:44 p.m.