

Southfork Working Board Meeting

Nov 30, 2017

Location: 5784 Southfork Dr.

Meeting called to order 6:33 pm.

Board members in attendance:

John Sabell, Paul Zimmerman, Jake Gerow, Eileen Williams, Lyle Scott, and Debra Sabell

Meeting Minutes

1) Discussion continues on pros & cons of cluster mailboxes and address homeowner questions concerning holiday mail delivery time changes. This was brought up by numerous postings on Nextdoor Website.

Results: Board members will propose cluster mailbox vote to home owners at next home owners meeting and let homeowners decide if it is brought up. At this time the board will not initiate the discussion.

History: Southfork development original plans were to have cluster mail boxes where the holding ponds are, but plan failed when the two (2) holding pond areas could not safely provide traffic (walking or driving) for the 2 cluster boxes with 175 slots.

Pros: addresses security issues because they are locked, and possible earlier mail delivery.

Cons: Cost-of cluster boxes, installation, key distribution, and additional land insurance policy not currently in budget. Location, home owner may be required to purchase separate insurance policy for additional people on their land. Safety-of homeowners and their families driving or walking to/from cluster boxes.

2) Discussion continues on pros & cons of current Dorman agency financial, service, and support functions.

Results: Board members agree to start processes that allow homeowners a vote on whether they want Dorman agency as management company or SPOA as management company. Board members to research independent financial hiring costs including: taxes, document processes (Google docs), relocating to local bank with a new account, and handling homeowner billing requests if homeowners decide to not renew Dorman contract. At next homeowners meeting, board members will provide research information and propose vote to homeowners to renew or not renew Dorman monthly contract.

History: Previous SPOA board hired Dorman agency prior to giving homeowners an opportunity to vote. Since hiring Dorman in August 2017, Board members, home owners, SPOA lawyers, and selling/buying professionals have multiple complaints to lack of service and support from Dorman agency.

Pros: Relieves SPOA board from providing status letters, dues collection, and violation letters functions.

Cons: Service-lack of response from direct contact attempts or website access by homeowners, board members, SPOA lawyers, and buying/selling professionals, Cost-monthly payments higher than current budget allows which will cause significant increase in future homeowners dues, Dorman charges additional charges for enforcing regulation services, Location-no local Dorman agency service, support, or financial banking, Support-lack of response to direct contact for records and reports of services provided, lack of website access to records and reports of services provided.

3)Discussion of phone service with three (3) lines and costs.

Results: Reduced current phone service costs to half. Reduced 3 lines (2 of which are not available while traveling) to one (1) line. If multiple calls come in one the first line at the same time (rarely happens in our smaller subdivision), then second call goes automatically to voicemail, so there is no requirement for 3 lines.

4)Discussion continues on adjusting board functions between board members to balance workload.

Results: Initial customer calls will be routed to and newsletters will be provided by President of board from Treasure. Debbie Sabell volunteered to perform temporary Secretary functions from Treasure until next homeowners meeting and homeowners vote on official Secretary position. Previous board members with lack of participation and failure to attend meetings or respond to direct contacts by phone messaging were voted off the board - subject to reevaluation when contacts are successful. Board members to divide and randomly police areas and report with backup documentation and pictures to the board persistent and constant violations for review by other board members. As always home owners building and structural information requests and approvals will go through the Architect Control Committee (ACC).

5)Discussion on complaints from outside subdivision neighbors and county concerning flooding the dirt road at the lower end of Sue Ellen Dr.

Results: President is working with county on permits and inspections, and local neighbors for maintenance equipment and labor, and neighbor (Ms. Murr) for flooding diversion to properly culver the end of Sue Ellen Dr. and correct flooding issue.

Treasure is adding estimated costs to budget.

History: Southfork development phase 3 was planned to properly culver Sue Ellen Drive, but Phase 3 was cancelled. Sue Ellen Dr. was never properly culverted and is causing flood damage to dirt road. This dirt road is the only access for our neighbors living at the end of the road, and flood damage causes a safety issue for our neighbors and emergency responders.

6)Discussion on document storage, recommendations are rented storage container for older but required documents, coolers, banners, coffee machines, chairs and tables.

Results: President to research local storage areas and present information to next board meeting. This keeps SPOA documents in one common area and keeps from

having to move equipment from one home to another as storage needs and locations change.