

SFPOA Homeowners Meeting

September 8th 2018

Location: Meridian Point Church Meeting

Call to order time 9:05am

Meeting adjourn time 10:02am

Board members in attendance:

John Sabell, Paul Zimmerman, Jake Gerow, Eileen Williams, Robert Ruston, and Debra Sabell

Meeting Minutes

John Sabell introduced new board member at large Robert Ruston. All home owners in attendance had no objections to Mr. Ruston being their newest board member. We welcome and thank Mr. Ruston for volunteering his time as our new member at large.

- 1) Financial Reports – A copy of the current Accounts/Receivable report was provided and discussed by Treasurer. After review and discussion of financial reports 1.a.b.c.d, there were no further questions, comments, or recommendations from home owners.
 - a. Checking - \$5205.00
 - b. Savings - \$16,950.00
 - c. Budget – 10% of budget is in savings for capital improvements as per DORA regulation. Paid back homeowner for repairs to fence caused by car. Explained insurance check for fence repair. Board is moving forward with fence repair. Board is researching better insurance for fence.
 - d. Outstanding dues - \$5000.00 Board is actively pursuing dues. If needed a 6 month, or 12 month payment plan will be offered dependent on amount owed.
- 2) Enforcing Covenants – following are procedural changes in compliance with SFPOA Covenants on SFPOA website and Nextdoor website. After review and discussion of enforcing covenants 2.a.b.c.d.e.f.g.h.i., there were no further questions, comments, or recommendations from home owners.
 - a. A complaint is filed to the board from a neighbor. (complaint forms are on SFPOA.com website)
 - b. Board member or members meet with neighbor that filed the complaint.
 - c. Board member or members meet with the neighbor that the complaint is against.
 - i. This will no longer be a part of the compliance procedure due to physical threats.
 - d. Board member or members will work out a reasonable agreement that will bring violation into compliance with the neighbor the violation was against.
 - i. This will no longer be a part of the compliance procedure. (see item 2.c.)
 - e. Board members will mail a violation letter to the neighbor that the complaint was against. The violation letter will address the violation and have a call back number to the board.

- f. Board member or members will work out a reasonable agreement with neighbor that will bring the violation into compliance.
 - g. Board members will mail a written letter of the compliance agreement with a time frame to the neighbor that the complaint was against.
 - h. If no agreement can be reached a letter from board members to neighbor that complaint was against stating neighbor rejection of violation and that other avenues will be explored by board members (i.e., penalties, county regulations, etc.).
 - i. ACC request forms are approved/disapproved using SFPOA Covenants and County regulations by joint discussion of multiple ACC board members. If ACC board decision is questionable or other ACC board member is unavailable the SFPOA board will assist with decision. It is up to home owner to pull permits through the county prior to construction. New County regulation states that any structure of 200 square feet or more needs a county permit.
- 3) Prior to this meeting a neighbor complaint was brought to the board on home owners not knowing who the board members were and what their duties are. As established and voted on by home owners in attendance at previous home owner meeting, the board members and their duties are publicized in meeting minutes as required by SFPOA Covenants, Bylaws, and Policy on SFPOA website, and Nextdoor website. There were no further home owner questions, comments, or recommendations of home owners not knowing who board members are and duties at this meeting.
- 4) Mowing – last mowing was done the first week of September. The Board proposed a contract of three (3) plus one (1) be established with Jack Pring Mowing. The contract would detail a spring, summer and fall mowing plus one if needed. The purpose is to eliminate scheduling conflicts, prioritize South Fork with mowing company, automate mowing budget, and ensures South Fork retains a premium mowing company. Jack Pring mows all perimeter water ponds and picks up trash with no extra charge. Home owners in attendance voted and passed a yes vote for Jack Pring Mowing company contract. There were no further home owner questions, comments, or recommendations for mowing at this meeting.
- 5) Signs – The Board proposed using moneys already allocated for sign replacement to purchase three (3) new entrance signs for the South Fork subdivision. The signs would look as similar as possible (in size and design) to the current sign at the South Fork and Falcon Highway entrance. Signs would be made of metal and are meant to outlast the wooden one that is warped and chipping paint. Home owners in attendance voted yes to have three (3) new metals signs installed at the three (3) South Fork subdivision entrances. There were no further home owner question, comments, or recommendations for signs at this meeting.
- 6) Open Forum on any other concerns
- a. A water board member (SG) explained the status of the water company and broken meter issues. Estimated time of meter repair/replacement completion is end of October. Discussion of replacing water board signs was tabled and referred to water board as they own the signs.

- b. A Member at large raised a safety issue with neighbors following people through the neighborhood in their cars. It was suggested that we take care not to create a liability for ourselves. Neighbors have witnessed people racing cars, raised issues with people stealing mail, and witnessed people speeding. Suggestions were made to take videos, and if possible, get license plate numbers and to notify police. Reminders were told of at a time when Gazette newspaper no longer deliver to us as they were chased out of the neighborhood.
 - c. A neighbor stated Craft Supplies are for sale at 6105 Southfork Drive September 28, 29, 30.
- 7) There were no other home owner questions, comments, or discussion at this meeting.
- 8) Meeting was closed at 10:02 am.