

Meeting Topics
February 26th, 2024

Call to Order @ 7:08pm

Number of board members present – 4

Board Members absent - 1 (Levi Gray absent – Tonya Kirkwood proxy)

Number of homeowners present –0

Next HOA meeting – **June 17th, 2024**

Account Balance end date January 31st, 2023 -\$31,238.32

JEA Credit – \$105.41

2023 IRS Tax Returns were filed on January 28th – 2024 (ATA increased their fee to \$275)

Non-Profit Secretary of TN has been filed January 15th - 2024

Matt West has agreed to stop billing any more legal fees on 538 Summit unless we start a new case against him.

Complaints: Parking on the street and in the yards (vehicles and trailers) toys and other things in yards, items stacked up against the side of the properties, mailboxes that do not have addresses/numbers

Upcoming HOA Meeting Information

Next board meeting will be held on June 17th, 2024. This meeting is the annual meeting to vote in a new Board of Directors.

2024 HOA Dues –HOA letter containing important information attached to the invoice and a letter with the 2024 meeting dates were mailed on December 28th -2023. These should be paid by February 28th - 2024 or late fees will start to accrue.

2023 final budget has been uploaded to the website.

Vote- Date for the Neighborhood yard sale: 5/0

September 21st -2024 (3rd Saturday)

Vote -Neighborhood Summer Event Date: 5/0

June 15th - 2024

Budget - \$2500

Petting Zoo

Bouncers

Face Paint Supplies (Need volunteers for the painting)

Cotton Candy Supplies (Same volunteer from last year if she is willing to do it again)

Hot Dogs & Drinks (Volunteers to grill hot dogs)

Misc. items (paper towels, condiments, ice, etc.)

Cost of Postage/Paper/Colored Ink for Flyers to be sent to each property

Front Entrance

We will need to replace current landscaping due to the extreme temperate of last summer. The plants died and the irrigation system was broken. Estimated replacement (weather permitting) will be at the beginning of April.

Vote - Langston Landscaping for the update at the entrance. 5/0

Vote- Budget for entrance flower bed - \$1700 – 5/0

Vote – AAA to add weed control to the front entrance flower bed – 5/0

Total Properties with current liens:

538 Summit Dr

Total Properties with HOA Dues past due for 2023: 0

Properties that are still past due for years prior to 2023: 0

Properties with outstanding fines:

240 Sungate Dr. – Fines partially paid – Remaining balance \$86.26 (Has made arrangements to pay by March 31st 2024)

538 Summit Dr. – Payments are being made through the courts for the judgement on the homeowner. There are still outstanding legal fees that were not included in the original judgement. These fees incurred after the judgement was filed. (Cost of court fees, attorney fees to handle the case, etc.) The lien will remain in place until paid.

Does anyone have anything else we need to add to the agenda? We will not meet again until June.

Adjourned Meeting @ 7:54pm

Notes taken by Angi Mathenia

Approved by Tonya Kirkwood