SHOA Meeting 9.14.20

Meeting called to order at 7:02pm

Intro by President-Sherri Stebbine. Please note, September 28th is Good Neighbor Day, go out and meet your neighbors especially during this time of COVID. Please update the email address you have on file. Previous president, Gary Ives had to resign in January, and Sherri stepped up to be President. The board ends tonight, as a new one will be elected. We need a new webmaster. If anyone in the neighborhood would be willing to help with the website, please contact the board.

We have had a few applications to the architect committee. We have had a few issues this year and we would like to remind people on what the Architect committee is and what they do.

Architecture Committee Update by Larry Pressler

Larry Pressler, had been on the board for 6 yrs and then agreed to help out on the architectural review committee. Over 9 years, fence, roof, storage unit and other small issues have been resolved. Texas is a strong private property state and some people take offense to following guidelines and rules. Please check the website to see rules, regulation, and deed restrictions we all have to live with. All improvements have to be reviewed by the architectural review committee. The committee handles most things by texting and drive bys due to COVID. Committee works with the City of College Station building and inspection department to try to maintain certain city cultural. Even door colors have to be approved by the architectural committee. Committee stands as a safeguard for homeowners who don’t know potential issues. Committee can help spot electrical line, utility lines that could be harmed in building projects. Anything visual from the sidewalk that the architectural committee should be involved. PDF file online to submit to the President who turns it over to the architectural committee. Committee has 10 days to respond and do due diligence. There have been issues with fence replacement especially on the greenbelt side of trying to adopt more yard that what is the property line. City of College Station requires cedar fence that is six foot high. Talk to your neighbors and the committee before you start any home improvements.

Event Updates:

NNO will not happen this year due to COVID. Big Event will no longer serve HOA’s. HOA needs to look at the greenbelt. We mow it twice a year at $300 each. We will need to have volunteer days to clean up the greenbelt, maybe twice a year. More information to follow.

Treasurer Report by Mark Kelly

 Landscaping is 2/3 of our budget. We are fortunate that Brazos Valley Landscape has kept quote extremely low at $18K a year. We’ve gone out for bids and the next closest was $12K higher than Jacob’s bid. Utility bill is second highest cost for watering. We will have a small cushion this year with $1500 savings on NNO and $1100 saving from not having Big Event due to COVID. Landscaping is maintenance only not upgrading. Gary sent out a dozen bids, only got a few back. Contract we currently have was locked in for 3 years. That ended September 1, 2019. Right now he can give notice in 30 days that he can’t continue at this price. Now on an open contract to negotiate or terminate within a month. Need to remove two trees that are on the greenbelt, which will be costly. We don’t want to go to one time assessments to cover emergency costs. We need a savings account to have a cushion for emergencies.

Dues update-16 owners have not paid. With COVID we have tried to work with people with no late fees. 4 homeowners are 2 years behind. 1 homeowner is 4 years behind.

7:34 p.m. Election of Board Members

Sherri asked if anyone would volunteer to be on the board. Cameron Sims agreed to serve on the board along with the current board members.

Ballots were handed out to re-elect/add board members and to vote yes or no of the dues increase

7:41 p.m. Meeting adjourned

Questions/Comments by homeowners at the meeting:

Question by Skip Landis-Can we bring smaller landscape companies that might bid lower.

Question-Have we checked with homeowners who haven’t paid. 2 are having health issues and fixed income. One hasn’t been able to work as much due to COVID. Liens will be issues after having 5 years of unpaid dues.

Question-The increase is not to get anything just it to save for when the inevitable comes?

We would rather increase $15 now instead of $62 all at once to go with new landscaping.

Irrigation system broke twice this year bringing extra costs.

Question-Is there a difference of $15 or $10 increase? $15 would be the max.